

Cristina Haworth

From: Rick Aramburu <rick@aramburu-eustis.com>
Sent: Friday, July 3, 2020 3:06 PM
To: Lucy Sloman
Cc: Cristina Haworth
Subject: RE: Documents for community conference

Lucy:

Thank for the explanation of the Community Conference requirement and the text of IMC 18.04.140.

You indicate that a "detailed submittal" at the Community Conference is not what the City requires. However, under Subsection B, "Expectations" discussion is open to inconsistency with the comprehensive plan, the zoning code and other regulations. There will also be discussion of "creative approaches to address challenging site constraints or potential mitigations" and "recommended revisions or modifications to the proposal." Discussion of these elements requires accurate and current plans describing the proposal, which have not been provided and without which the parties cannot "work together in a productive and creative manner."

In addition to the discussion in my email, we have reviewed the "Drainage Narrative" which does not provide the necessary detail, but is also inaccurate and incomplete in multiple respects. Further, the recently provided "Site Access Analysis" by Heffron contemplates major traffic improvements on 228th that require compliance with City of Sammamish Road Standards, which were described in an email to you as far back as September 18, 2019. The roadway improvements alone involve a significant project with major impacts on surrounding properties in Sammamish and substantial stormwater impacts to Laughing Jacobs Creek. No Community Conference can proceed without these plans. We know that more detailed plans exist but for whatever reason they are not being provided.

In addition, no Community Conference should be scheduled or held until the applicant, staff, Development Commission and the public are able to participate in person. While some meetings have recently been held virtually, such a format is entirely inappropriate for a Community Conference. The materials that have been submitted, including those discussed above, include detailed plans and drawings which cannot be readily reviewed on a computer screen. Further the number of people that would be involved in such a meeting, including staff, District representatives and the Development Commission alone would mean that virtual meeting platforms such as Zoom, WebEx are insufficient. Moreover, it is likely that a number of Providence Point residents will want to take part, but as retired persons may not have the familiarity with such devices and programs. It is likely, particularly given the traffic and transportation issues, that residents from the nearby communities will also wish to attend. Accordingly, the Community Conference should not be held until the restrictions against large gatherings

have be lifted and all members of the public can attend and participate as IMC
18.04.140 contemplates.

PRJ19-00008 Attachment 082

Thank you for the opportunity to comment on this important matter.

Rick

Law Offices of J. Richard Aramburu, PLLC

Effective February 1, 2020 we have moved to the Hoge Building:

705 Second Avenue, Suite 1300

Seattle, WA 98104-1797

Telephone (206) 625-9515

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privilege. If you received this message in error please notify us and
destroy the message. Thank you.

From: Lucy Sloman [mailto:LucyS@issaquahwa.gov]

Sent: Wednesday, July 01, 2020 8:52 AM

To: Rick Aramburu

Cc: Cristina Haworth

Subject: RE: Documents for community conference

Rick

Let me provide more information on the intent of the Community Conference. While you appear to prefer a detailed submittal for the Community Conference, that isn't what the City requires. I have attached the submittal requirements for a Community Conference and the relevant IMC code is included below. The City has determined that the applicant complied with the requirements. Your list is more consistent with the submittal of the Master Site Plan and Site Development Permit submittal requirements, which will happen after the Community Conference. The public of course can comment at the Community Conference on concerns they have beyond what is shown in the Community Conference materials, giving direction on what they hope will happen with those aspects of the project. We will pass your email along to ISD and their team with the hope that they'll provide more information in their presentation to explain and respond to your questions.

Regards

Lucy

18.04.140 Community Conference.

A. Purpose: The Community Conference is an informal public meeting hosted by the Development Commission. The purpose of the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project and provide a means by which the applicant, staff, the Development Commission, and the public are able to work together in a productive and creative manner. However, options and issues raised may not be all inclusive and no guaranteed outcome are made at this stage.

B. Expectations: The applicant can expect the following results from the Community Conference:

1. The more information an applicant can provide for a Community Conference, the more complete the input will be for the proposal;
2. Any information or opinions expressed by the Development Commission or the staff shall not be binding on the decision or constitute approval or denial of the proposed project;
3. Inconsistency with the Comprehensive Plan, this Code and other applicable policies and regulations shall be identified;
4. Development Commission, staff and applicant should discuss creative approaches to address challenges and potential mitigations;
5. Recommended revisions or modifications to the proposal will be discussed; and
6. The applicant should be aware that additional modifications will most likely be required before the project is approved and a decision has been made.

C. Process: The Community Conference shall be held in a place that is readily available to the public and large enough to accommodate the anticipated number of people who may be present at the meeting. Notice shall be provided by Public Notification. (Ord. 2108 § 4.3.4, 1996).

Lucy Sloman AICP

Land Development Manager & Designated Official for the Urban Villages



425|837-3433 direct

425|837-3100 front desk

425|837-3470 REPORT SPILLS

Development Services Department

1775 12th Ave NW, Issaquah, WA 98027

[Issaquah, WA - Official Website](http://www.issaquah.wa.gov)

From: Rick Aramburu <rick@aramburu-eustis.com>

Sent: Tuesday, June 30, 2020 3:44 PM

To: Lucy Sloman <LucyS@issaquahwa.gov>

Subject: Documents for community conference

Lucy:

PRJ19-00008 Attachment 082

Thank you for sending over materials that might be used in a potential Community Conference on the Issaquah School District proposal on the Providence Heights site. As you know, the District is requesting Master Site Plan approval for its proposal to construct a high school, elementary school and stadium on its forty acre property.

Regrettably, the materials provided do not provide sufficient information for the public to understand the nature of the proposal and to provide useful comment.

For example, the "Exterior Elevation Review" prepared by Bassetti on March 16, 2020, apparently shows the high school. However, the elevations are not related to buildings on adjacent properties to allow a visual comparison. Elevations are necessary to show how the new buildings will appear from off-site, not only from the Providence Point community but also from 228th and other areas to the east.

We know that retaining walls are planned but they are not shown on these drawings.

No topographic information is provided to allow attendees at the community conference to ascertain elevation differences with adjacent properties. A second set of elevations is provided which are apparently for the elementary school, but the elevations are not labeled, heights of buildings not shown and again there is no means to determine how they will appear from adjacent properties. Cross sections would be useful to assess visual and other impacts.

An "Issaquah School Board Presentation" dated February 12, 2020, is provided which is apparently a site plan. However, it provides no detail as to the uses adjacent to the elementary school. Are these play areas or do they have other uses? Black rectangles are shown about the site, but again, their use is not described; are they areas for future portable classrooms?

Regarding trees, there is no drawing that shows which existing trees will be retained, which trees will be removed and what are new plantings. No landscaping plan is provided.

Is fencing intended for any locations on the site? If so, details on the location of and specifications for fencing are necessary.

Previous drawings have located a cell tower in the southeast portion of the site, but it is not shown on the site plan. Detail for this feature should be provided.

An access road is shown in the southeast corner of the site, apparently on the property line with Providence Point. However, no detail is provided for the road, including anticipated traffic and use. At a minimum, cross-sections for the road

orienting it to the Providence Point property line are necessary, including any fencing and landscaping. Moreover, it is not clear whether joint use of that road with Providence Point is contemplated.

No detail at all is provided for the stadium, including elevations, dimensions, sound systems or lighting.

The materials provided also include drawings from June, 2019. Are they relevant to the current plan?

Yesterday we received a "Drainage Narrative" but have not yet had the opportunity to review. Comments on this document will be provided as soon as possible.

No community conference should be scheduled until adequate drawings are available and provided to Providence Point residents and the public.

Thank you for this opportunity to comment.

Rick

Law Offices of J. Richard Aramburu, PLLC

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Cristina Haworth

From: Lucy Sloman
Sent: Monday, July 6, 2020 8:48 AM
To: Connie Marsh; Keith Niven
Cc: david kappler; Contract Leathers; Janet Wall; John MacDuff; Steve Pereira; Cristina Haworth; Doug Schlepp
Subject: RE: Providence Heights Schools

Connie

Thanks for providing your comments in advance.

FYI Cristina Haworth is the senior planning consultant doing the review on this project. I appreciate you including me on the email and I would ask that you include Cristina to ensure she receives any comments (as well as your request to be a Party of Record) as soon as you send it.

Thanks

Lucy

Lucy Sloman AICP

Land Development Manager & Designated Official for the Urban Villages



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(formerly Development Services Department)

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From: Connie Marsh <auntgrumpy@comcast.net>

Sent: Monday, July 6, 2020 8:37 AM

To: Lucy Sloman <LucyS@issaquahwa.gov>; Keith Niven <KeithN@issaquahwa.gov>

Cc: david kappler <davidkappler@hotmail.com>; Contract Leathers <joanna@contractleathers.com>; Janet Wall <janet227wall@gmail.com>; John MacDuff <johnntty@dhuibh.net>; Steve Pereira <luke1027@ymail.com>

Subject: Providence Heights Schools

Hi Lucy & Keith

I hope you and your family are doing ok in these very strange times.

The topic of this email is the pre-app from the School District for the schools up on the Providence Heights parcel that just popped up on the active projects list.

1. Please add me as a party of record. Please also consider this a document that goes into the record and is provided to the Development Commission before the Community Conference.

2. Students are not employees. I don't think that the word employee is defined in the code so I looked up a common definition:

em·ploy·ee

/em'plɔɪē,em'plɔɪ'ē/



Learn to pronounce

PRJ19-00008 Attachment 082

noun

1. a person employed for wages or salary, especially at nonexecutive level.

I conclude that because students do not get wages or salaries that the School District effort to reduce the necessary water treatment to Basic will not be allowed. Please look at this closely.

Also please ensure that the stormwater section is not reviewed through the lens of 'minimum necessary'. The manual allows and even encourages municipalities to increase the standards because of individual circumstances like, draining through Providence Point and draining to one of our last Kokanee bearing streams.

3. The District proposes to entirely fill a wetland indicating that would be offset by tree retention near (how near?) a different wetland. They state that they cannot do their project without filling one wetland. (Not true) They also assume that protecting trees will somehow provide the same values as the wetland that they are filling. Trees do not fulfill the same functions as wetlands so this is not a value exchange.

4. The amount of dirt that must be moved to create a seeming flat parcel is extraordinary. The base assumption that a flat parcel is necessary needs to be challenged from the very beginning. The massive grading will negatively impact the land, trees, and aesthetics of the property.

5. The assumption of the need for ballfields must also be challenged from the beginning. I can go into the whole Urban Schools concept but I'm sure you are well versed in it.

6. Is there a timeline for forward movement on this proposal?

Now is the time to move the School District toward a campus more in keeping with our Community Values.

Thanks,

Connie Marsh

Cristina Haworth

From: David McHenry <dwmchenry@hotmail.com>
Sent: Monday, July 6, 2020 12:54 PM
To: Cristina Haworth
Subject: Notice of Community Conference

As a resident owner in Providence Point, I support the proposed construction of the schools and attendant facilities with changes to the site plan as follows:

1. Relocate the property access/egress northward on 228th Ave SE as a straight line to the proposed roadway behind the baseball diamond right field fence.
2. Reverse the locations of the football stadium and the large parking lot.

The benefit of my proposed changes is twofold. It improves vehicular traffic safety by moving the access/egress further away from the sharply curved transition of SE 43rd to 228th SE. It reduces the noise and light intrusion into the neighboring residential areas.

Respectfully, David W & Frances M McHenry

Sent from my iPad

Cristina Haworth

From: David Peckarsky <greatpac@comcast.net>
Sent: Wednesday, July 8, 2020 10:56 AM
To: Cristina Haworth
Subject: Feedback for Upcoming Community Conference on Issaquah HS #4 and Elementary School #17

08 July, 2020

Ms. Cristina Haworth

Issaquah Development Services Dept.

P.O. Box 1307

Issaquah, WA 98027

cristinah@issaquahwa.gov

Good Morning Cristina,

We are Providence Point residents and are very concerned with the potential impacts of the Issaquah HS #4 and Elementary School #17 projects.

Our areas of concern include the following:

- **Public Access to Information** - The "Notice of Community Conference" that you recently circulated notes that application documents are not available in hard copy due to COVID-related public health directives. At the same time, the language of the "Notice of Community Conference" is ambiguous when it comes to steering people to online documents. It sounds like there be electronic information available, but it not at all clear. You refer to "Application documents"; why not describe this in plain English as "Project Information"? Most citizens are not well versed in bureaucratic jargon.
- **Mature Trees & Wildlife** - The "Notice of Community Conference" shows a proposed plot plan with vegetation setbacks. However, there is zero information as to whether the setbacks will consist of existing vegetation or newly planted trees (in the event the plan is to clear cut the entire site). Is this is an important point, as the site is full of mature trees, many of which provide wildlife habitat. The removal of mature trees from the entire site would have a very negative impact on resident wildlife. Candidly speaking, previous pronouncements that the project would have no significant environmental impacts are absurd in light of the amount of plant and animal life that inhabits the proposed building site.

The "Notice of Community Conference" refers "outdoor learning spaces" in the very brief project description. An obvious question: how much of the existing natural environment will be retained in order to provide high quality "outdoor learning spaces"?

- Impact on Providence Point - Hundreds of Providence Point properties are situated within close proximity of the proposed school project site. It is essential that the site be developed in ways that both minimize and mitigate the impact of lost vegetation, lost wildlife habitat and noise coming from the proposed intensive uses of the site, such as the proposed stadium. If these impacts are not handled properly, the combined negative impact on Providence Point property owners could easily be in the millions of dollars. Negative impacts during construction are also a major concern; we will looking through online documents to see how impacts are proposed to be mitigated.

PRJ19-00008 Attachment 082

Please be prepared to discuss specific measures being proposed to mitigate the impacts of the proposed project, both during construction and in various aspects of the project's design.

- Public Responsibility to Set the Highest Standards - If this site were being developed by a private developer, the City of Issaquah and other public agencies would be carefully scrutinizing every potential negative impact. It strikes us that both the City and the School District have an extra responsibility to make sure that this project represents the highest and best efforts of all parties concerned and delivers a project that is economically efficient for taxpayers (in terms of energy use, water consumption, etc.), safe and secure for its students and staff, aesthetically pleasing for present and future members of the community and has an absolute minimum of impact upon the environment and adjacent property owners.

Thank you very much Cristina,

Sincerely,

David & Ruth Peckarsky

4109-224th Lane SE, #201

Issaquah, WA 98029

greatpac@comcast.net

Cristina Haworth

From: Sharon Steinbis <beaverlakestable@gmail.com>
Sent: Thursday, July 9, 2020 5:56 PM
To: Cristina Haworth
Subject: Opportunity for native plant salvage?

Hi Christina,
I'm commenting on the Issaquah school property:

Project Name: Issaquah School District High
School #4 and Elementary
School #17
Time: Wednesday, July 15, 2020, 6:30 pm
Place: Remote (Virtual) Meeting

I am asking whether there will be an opportunity to salvage native plants before the bulldozers go in?

King County no longer runs the native plant salvage.

The city of Sammamish, Washington Native Plant Society, native plant stewards run multiple native plant salvages within the city.

We would be very interested in any opportunities to salvage native plants, observing Covid-19 guidelines of small groups of 5 or less, 6 feet or more apart, wearing masks.

There are groups at the University of Washington , in the City of Issaquah, and the City of Sammamish, as well as the Washington Native Plant Society that would be very interested in salvaging native plants.

It's the right thing to do!

Thanks so much,

Sharon Steinbis
Sammamish Stewards
Washington Native Plant Society

Cristina Haworth

From: Denver Hartop <dhartop@msn.com>
Sent: Friday, July 10, 2020 7:49 AM
To: Cristina Haworth
Subject: Native plant salvage

Hi Cristina,

I was just informed via the Sammamish Stewards about the project plans for the new high school and elementary school near providence point. From the plans it appears that a significant amount of clearing will take place, and I'd like to request the opportunity to salvage native plants from those areas. I know that area to contain a lot of native ferns, and there is probably other species as well. These would be very beneficial for a project I'm working on at Llama lake on the Sammamish plateau.

What is required to obtain permission and guidance about the precise areas to be cleared so that I can rescue some plants?

With appreciation,
Denver

Cristina Haworth

From: Margaret Nomi <margaretnomi@outlook.com>
Sent: Friday, July 10, 2020 8:23 PM
To: Cristina Haworth
Subject: Just a Thought about Providence Point Campus

Any spare room up there to add a small dog park?
Thanks.

Sent from [Mail](#) for Windows 10

Cristina Haworth

From: Marian J Bird <desertbirdtraveler@gmail.com>
Sent: Sunday, July 12, 2020 6:48 PM
To: Cristina Haworth
Subject: COM20-00001 - Community Conference - comment

To whom it might concern

By what I hear, the School District has stopped talking to the Providence Point Community. There has been zero compromise on the part of the school district. I believe a mutual agreement was the only condition the City Counsel put on the school district during the January rezoning meeting. I have read the School District's narrative which saves the trees along 228th ave at the expense of the Providence Point Community. Why did they move the stadium and high school along our property line? In 2018, the school and stadium ran along 228th avenue like Skyline allowing a larger buffer between existing homes and the school. This new placement of the high school puts the northwest corner of the high school building about 80 feet away from someone's front door. We have people in Providence Point that take drugs for cancer and pain management. We also have a lifetime of valuables. I am sure there will be more than one student who decides lunch would be nicer over the fence in the Providence Point community. I am not seeing any sound barriers or walls along the property line to keep the students on school property. There is a note at the end of the narrative about it being addressed later but I think now would be a better time so they don't budget for a new six foot high chain link fence rather than sound barrier similar to the ones on the freeway. I would also like to know if the fire department has approved the moving of the gate (referred to earlier) at the northeast corner of the new building to up the hill since I think they use it to get out of Providence Point home's deadend driveway without having to back up down a curved hill.

Are they going to completely close the campus? Or can people stay over there all night like the homeless?

I am not on any of the Providence Point committees that have met with the school district due to other responsibilities but I would like the school district to consider a different type of high school which would eliminate most of my concerns. I feel a STEM(science, technologies, engineering, and math) high school without the stadium but a play field would be a good compromise. Even if you widen the definition of a STEM school to include the arts and literature in the disciplines. I worked in IT for 35 years and I learned that technical skills need to encompass more than writing code and configuring computers. We needed to have skills in visual art, graphic design, geography, and writing. Writing was never my strong suite except for manuals. I am sure the other disciplines also need other skills. Like me, teamwork was learned by working with others who had talents I lacked. I always had someone edit my documents and visual designs. If the high school was a STEM school, it could move the high school and bus toward the center allowing a bigger buffer for the homes along the property line. The elementary school could also be moved closer to the center allowing more of a border. It would eliminate sound issues from a stadium / sport plaza. You think the school district would realize that Microsoft, Google, Swedish, and Amazon could help them to develop a grade "A" STEM high school. Washington school district already has a STEM high school (<https://tesla.lwsd.org/>). As tech businesses are moving closer to us each year, we have an opportunity to provide them with highly skilled entry workers. Our students would also be ready to start better paying jobs while going to college. The senior community would also benefit more from a STEM school as a resource to bring them into the electronic age rather than living next to a stadium that no one can utilize. During the COVID lock down, it would have been great to have some talented students help us create videos and help in communication.

My last point is that land is getting more valuable as the city grows to accommodate more families working in the nearby cities. The stadium, bus depot, and sport plazas with covered grandstands eat up valuable land. The schools are going to have to learn how to share outdoor spaces. I don't believe an elementary school should be next to a high school because of the single use of the outside spaces by only one school. Either by putting a middle school next to

elementary school rather than a high school or having the two high schools on 228th share stadiums and bus depots. Skyline High school is only 2.5 miles north of us on 228th Ave or 10 minute drive.

PRJ19-00008 Attachment 082

Remember, a high school is for education, not training the next Russel Wilson.

Jane Bird

Cristina Haworth

From: Lucy Sloman
Sent: Monday, July 13, 2020 10:16 AM
To: Cristina Haworth; Keith Niven; Andrea Snyder
Cc: 'Mullins, Tom AD-Staff'; Todd Sawin; Jean Stolzman
Subject: FW: New proposed Issaquah schools

FYI

Lucy Sloman AICP
Land Development Manager & Designated Official for the Urban Villages



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From: Jacob Miller <jacobcmiller@gmail.com>
Sent: Monday, July 13, 2020 9:48 AM
To: Development Commission <DevelopmentCommission@issaquahwa.gov>
Subject: New proposed Issaquah schools

Hello, I am the father of two children in Issaquah schools (8th and 5th grade)... We absolutely need a new high school (most likely an additional Middle school as well). Space is a problem everywhere as is signing up for activities, classes etc. This is long overdue and it should be accelerated as quickly as possible.

Regards,

Jacob Miller

Cristina Haworth

From: Lucy Sloman
Sent: Monday, July 13, 2020 5:10 PM
To: Cristina Haworth; Keith Niven; Andrea Snyder
Subject: FW: Inquiry - Community Conference

fyi

Lucy Sloman AICP
Land Development Manager & Designated Official for the Urban Villages



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From: Lucy Sloman
Sent: Monday, July 13, 2020 4:48 PM
To: Roberta Brown <brownrs@plu.edu>
Subject: RE: Inquiry - Community Conference

Roberta

Thanks for writing to me ahead of time. Please let me know if you'd like to be made a Party of Record so you'll be kept informed of upcoming activities; if you received an email you already are a Party of Record. Also let me know if you'd like your comments forwarded to the Commission.

Please see my responses below.

Lucy

Lucy Sloman AICP
Land Development Manager & Designated Official for the Urban Villages



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[Issaquah, WA - Official Website](#)

From: Roberta Brown <brownrs@plu.edu>
Sent: Monday, July 13, 2020 3:16 PM
To: Lucy Sloman <LucyS@issaquahwa.gov>
Subject: Inquiry - Community Conference

Hello, Lucy,

I have a few quick process-related inquiries relative to the Community Conference, to take place this Wednesday evening. If you could give me a brief response before the meeting, that would be great.

- Will those of us who have signed up to make a comment be receiving a list of the order of sign-ups, or other indication of the approximate time during the two-hour comment window for when we should call in?

Response: Unfortunately we can't give you an assigned time. Right now we are planning, as we stated in the Notice and as you noted below, to limit people's speaking time to 3 minutes to give the most number of people the opportunity to speak. However, if there aren't many speakers then we can let each speaker have more time. As a result, the time to speak is unpredictable though it will be in the window provided. Also as you state that you've signed up, and as not too many other people have signed up at this time, it's likely you'll be an early speaker.

- Given that the conference is hosted by the Planning Commission, will one of the seven members be chairing the conference, or will it be someone in the CP & D Department?

Response: The chair of the Development Commission is hosting the meeting

- In the July 8 project Staff Report, Cristinah Haworth is listed as the Staff Contact and as a Planning Consultant within the CP&D Department. She is also listed as the Project Planner and City Contact person in the Conference Notice. In looking for background information about her, I was surprised to find that she is not listed on the City webpage as an employee of the City of Issaquah, nor as a member of the CP&D Department. Needless to say, this leaves the common tax-paying Issaquah resident like me uneasy. To relieve any concerns, can you give me a little information, when she was hired, what other projects she is overseeing, what her professional background is, and how her salary is being paid, for example? Needless to say, seeing an apparent non-employee playing a central role in such a major City project raises concerns about potential conflict of interest.

Response: As Issaquah is a modest sized City, CPD relies on many consultants to help with our work load and to provide expertise we do not have inhouse. Cristina is one of those consultants. Cristina works for Otak, and was interviewed and hired by CPD to provide senior planning consultant services to the department. At this time, this is the only permit she is working on for the City of Issaquah. She is overseen by me and/or the Director of the department, with one of us reviewing her work. Her salary is reimbursed by the Issaquah School District to the extent that City code allows.

- I understand that the ISD Application for its Site Development Plan and Master Site Plan, submitted on May 28, are unavailable to the public, due to the Covid-19 related closure of City Hall.

Response: The materials submitted for the Community Conference are available through our website. One way you can view those materials is by going to issaquahwa.gov/development, selecting the parcel where the proposal is located. On the left hand side of your screen, there's a window at the bottom of which is a link "View Related Documents and Permits." Click that then another window will appear below the map and if you select the Related Documents tab you can see many if not all of the documents the school district has submitted. The page will look something like the one

below. I highlighted elements you select (responses continue below the image)

PRJ19-00008 Attachment 082

Identify Results (1)

Active Projects, ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOLS ON 228TH AVE SE

Project Number: PRJ19-00008

Project Name: ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOLS ON 228TH AVE SE

Description: Potential development of a 213,000 sq ft high school to serve 1,400 students in grades 9 - 12 and a new 75,000 sq ft elementary school to serve 600 students in grades K - 5.

Location:

Status: PRELIMINARY

City Contact:

JOEY SUZMAN
425-667-1100

Liam@aquanorth.org

Applications:

[View Project Information and Documents](#)

Active Projects, ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOLS ON 228TH AVE SE

Description	Details	Related Documents
CONCD-00001	CONCD-00001_0_Application_2020-08-27.pdf	https://prodpublic.aquanorth.org/https://prodpublic.aquanorth.org/
CONCD-00001	CONCD-00001_0_Application-Instructions_2020-08-27.pdf	https://prodpublic.aquanorth.org/https://prodpublic.aquanorth.org/
CONCD-00001	CONCD-00001_18_Building-Declarations_2020-08-27.pdf	https://prodpublic.aquanorth.org/https://prodpublic.aquanorth.org/

Could you tell me, though, how the public can view the Threshold Determination (TD) and Environmental Impact Statement (EIS), required by law (WAC 197-11-055) at the time of the May 28 ISD application? (I have viewed the documents made available for the Conference, primarily concerning traffic flow and so forth, but these are not the required SEPA documents.) [According to WAC 197-11-055, the TD and EIS are required at the time an agency is presented "with an application proposal," and "at the earliest possible point in the planning and decision-making process."] We are now at the Project stage, the time during which Development Staff assured the City Council at former project hearings that there will be a full SEPA review including EIS, with long, ample time for public input following it. (Had this assurance not been provided, it is unlikely that the City Council would have voted for the rezoning.) And, it goes without saying that it will be absolutely impossible and unprofessional for the Development Commission to take any action without these two completed SEPA documents and having had ample time for public comment related to them. So, thanks in advance for providing these two documents to the packet before Wednesday's Conference, assuming they exist. Finally, just one comment: I am uncomfortable seeing that the ISD is acting as the SEPA Lead Agency. WAC policy makes it clear that applicants themselves should not act in this capacity if at all possible. Given that this is a public, tax-paying project, it seems that other non-partisan lead agencies, of which I believe there are many possibilities, would be preferable for the City.

Response: No decision is made at the Community Conference; it is only an information gathering meeting. As a result, no SEPA threshold decision is required. Following the Community Conference, the applicant will submit for a Master Site Plan and Site Development Permit (MSP/SDP). A SEPA decision will be required prior to the City making a decision on those applications. You are correct that ISD is the lead agency and they have declined to have the City as a co-lead agency, as is their right. Typically one department of an agency will perform the SEPA review and make the decision separate from the department that is a proponent of the action. King County, the City of Issaquah, etc... must do this with any of their own public projects.

Many thanks in advance, Lucy, for your response to my questions. I look forward to focusing the valuable 3-minute comment time on the site plans themselves rather than these procedural matters. This is a difficult and tricky moment for us all, and I appreciate your fine work.

Response: Thanks for the opportunity to respond!

Roberta Brown

Issaquah City resident

Cristina Haworth

From: Ron Imhoff <r3025i@outlook.com>
Sent: Tuesday, July 14, 2020 12:35 PM
To: Cristina Haworth
Cc: City Council; Mayor; Development Commission
Subject: ISD High School and Elementary School Campus at 4221 228th Ave SE

To Cristina Haworth, the development commission, city council, and mayor:

I am writing this because I think there are issues that need to be addressed with the proposed project for high school #4 and elementary school #17:

1. Notification was not done properly for the community conference. One came to my address, but was addressed to the prior owner. I have owned for 2 years, but did not receive a notice addressed to me. I'm not sure how many others did not receive a notice, but another person in our building received notices for 2 prior owners. What information was used to send out the required notices?
2. No mention in the project narrative is made of the nearby rehabilitation, assisted living and memory care facilities. They should be an important consideration in any project impact.
3. With the current pandemic and lockdown, what impact should that have on any school design? We can't assume anymore that how we design and use school property will be the same in the future. Those issues need to be addressed in any design.
4. We can't even assume that the same number of students will be attending these schools.
5. The school district wants to use the compact school design rules and yet assume they can design a comprehensive school. If they are using the compact school design, they should meet the minimum F.A.R. with no adjustments. One way to do that is redraw the property boundaries so the school will sit in the already open space on that property. Then the balance of the property could be deeded to the city to be kept as CF-OS. That would be in keeping with Issaquah city goals of environmental stewardship – where the natural environment is protected and improved.

Thanks for considering.

Ron Imhoff

3935 226th Place SE

Issaquah, WA 98029

Cristina Haworth

From: s_annetaylor@msn.com
Sent: Tuesday, July 14, 2020 2:21 PM
To: Cristina Haworth
Subject: Issaquah Schools

Cristina,

I've lived in Issaquah for 42 years and have seen many changes, most of which were good for the community. These schools and their fields, lights and noise next to aging people in homes and rehab/hospice centers is irresponsible and inconsiderate.

We have no idea what the future of education in schools is going to look like. I think the prudent and financially responsible thing to do is, at the very least, take a pause on moving forward. Tax payer money is being used and believe it or not many people cannot afford their taxes to support buildings that may never be used.

I know none of you really care what I think so all of this is futile. You have the money and power and that's all that counts these days.

Anne Taylor
425 391-0444

Cristina Haworth

From: Dipesh Joshi <dips21us@gmail.com>
Sent: Tuesday, July 14, 2020 2:55 PM
To: Lucy Sloman
Cc: Cristina Haworth
Subject: Re: High school #4 - question on school boundary

Lucy - Thanks for the prompt response, I will reach out to Issaquah school district administration to check if they have a view on it. I would be little surprised if the planning is not done before hand as lot of people make their home buying decisions based on good schools around.

We are worried with Skyline HS being below par and thinking to move to LWSD boundary and hence the question. Would you know right point of contact?

Thanks,
Dipesh

> On Jul 14, 2020, at 11:24 AM, Lucy Sloman <LucyS@issaquahwa.gov> wrote:

>

> Mr. Joshi

> Thanks for contacting me with your questions. The City has no role in that decision or any influence on it either. The school district has a boundary group that works on adjusting and balancing the boundaries for each school. This happens both for existing and new schools based on where students are located, as that changes over time. In my experience, the school district does not know the boundaries that will be used for a new school until fairly close to when that school building is set to open.

> Regards

> Lucy

>

> Lucy Sloman AICP

> Land Development Manager & Designated Official for the Urban Villages

>

> 425|837-3433 direct

> 425|837-3100 front desk

> 425|837-3470 REPORT SPILLS

> Community Planning & Development Department (formerly Development

> Services Department)

> 1775 12th Ave NW, Issaquah, WA 98027

> Issaquah, WA - Official Website

>

> -----Original Message-----

> From: Dipesh Joshi <dips21us@gmail.com>

> Sent: Tuesday, July 14, 2020 10:40 AM

> To: Lucy Sloman <LucyS@issaquahwa.gov>

> Subject: High school #4 - question on school boundary

>

> Hi Lucy - I am the parent of the daughter in PLMS and will be going to Skyline high school in 2022. I understand that this new plan of high school (near providence) is getting built in our neighborhood.

>

> Can you please share with me school boundary plan so that I understand if we get impacted with this change? Would my daughter move form Skyline to this new HS? Please let me know and I will attend tomorrow's session as well.

PRJ19-00008 Attachment 082

>

> Thanks,

> Dipesh

Cristina Haworth

From: Fay Helmon <monnoe46@hotmail.com>
Sent: Tuesday, July 14, 2020 9:05 PM
To: Cristina Haworth
Cc: Fay Helmon
Subject: community conference comments
Attachments: Cristinah07-15-20.docx

Cristina,
My comments related to the Community Conference are attached.

Mary Fay Helmon

July 15, 2020

Cristina,

Although I was able to access the documents, there were still a great many issues trying to navigate the documents and review all the information.

My interest is primarily in that portion of the site perimeter that borders Providence Point and in particular, the literal point that juts out to the west of the elementary school. This place along the perimeter is where a school structure is closest to Providence Point property. It is very hard to tell from both the site plan and the narrative, how many existing trees will be saved in this area. The buffer appears to be wider at that point and that is good but would not be an effective buffer if existing trees are removed. Existing trees are a very important part of noise, lights and pollution mitigation as well as protection of habitat.

In reading the documents it appears that many existing trees may be removed and replaced by young plantings. Everywhere in the documents the need to retain existing trees is stressed and yet in other places it mentions how this can be circumvented. I am requesting that the size of the buffer be increased all along the Providence Point perimeter and that there be assurance that existing trees near that perimeter will be saved. We are a retirement community and many of us will not live long enough to see small trees grow to maturity and provide sight and noise mitigation.

I have the following questions: Are there any plans for noise mitigation of HVAC unit(s) on the elementary school? What type and height of perimeter fencing will be used? How close to the fencing will plantings be placed?

Corrections needed: On page 29 of 133 : Site Overview. Project Overview

The description of Providence Point is inaccurate in several respects.

- Providence Point has no single family residences. We are a 55+ community and no children live here.
- There are no apartments at Providence Point, only condominiums.
- There are no apartment buildings. Our midrise buildings have multiple individual units that are owned, like any other residential units on the property.

I hope this misinformation will be corrected.

Thank you for the opportunity to comment.

Mary Fay Helmon

3935 226th Place SE #310

Issaquah WA 98029

monnoe46@hotmail.com

Cristina Haworth

From: David Reeve <david@cascadegroup.com>
Sent: Wednesday, July 15, 2020 5:14 PM
To: Development Commission; Cristina Haworth; DSD Support Services
Subject: Comment re: Issaquah School District High School #4 and Elementary School #17
Attachments: Bellewood Comment ISD High School #4 and Elementary #17.pdf

Please see attachment. Thank you.

David

cristinah@issaquahwa.gov

Re: *Issaquah School District High School #4 and Elementary School #17*
(COM20-00001, PRJ19-00008)

Dear Ms. Haworth:

I am writing on behalf of Bellewood No. 1, LLC, which owns Bellewood, a senior living community located at 3710 Providence Point Dr SE in Issaquah. Bellewood is home to over 100 senior residents.

The proposed Issaquah School District Project is located along Bellewood's southern property line and uphill from our property. Thus, we are very concerned about what occurs along our common boundary and how the School District intends to buffer our property from the significant adverse impacts of the proposed development.

We understand that the School District's plan is still in flux, but we would urge the City to require that the School District maintain a significant number of the existing mature trees along our common boundary to serve as a buffer. We also believe that it would help if the School District could shift its proposed road to the south, to create additional separation.

We are troubled with the amount of cut and fill that might be required to construct the proposed retaining walls and baseball field. The baseball field appears to be located approximately 40 feet higher than our building and could be a source of significant noise and light pollution if not relocated, or at the least, properly buffered and conditioned. The proposed retaining walls are also of concern, as 1) portions of the hillside appear to be a steep slope critical area and 2) the proposal would replace the current natural setting with a monolithic retaining wall that will have significant light and shadow impacts on our property.

Bellewood Associates is not opposed to the School District's development provided that it is properly mitigated to avoid significant impacts to neighboring properties. We would welcome the opportunity to meet with the City and the School District to explore mitigation solutions that would allow us to support the project.

Live Engaged.
Live with Purpose.



Thank you for the opportunity to comment. Please include me on the list of interested parties so that I can receive future communications about the project.

Sincerely,

David Reeve

Live Engaged.
Live with Purpose.



Cristina Haworth

From: Brian Moss
Sent: Thursday, July 16, 2020 8:59 AM
To: Cristina Haworth
Subject: FW: Family assignments to new vs. existing high school

Forwarding

From: Anand Doshi <Anand.Doshi@outlook.com>
Sent: Wednesday, July 15, 2020 7:42 PM
To: CPD [External] <cpd@issaquahwa.gov>
Cc: Swati Doshi (swatid@outlook.com) <swatid@outlook.com>
Subject: Family assignments to new vs. existing high school

How do we know which high school we'll be assigned to? Is there an initial proposal? We're located at: 16158 SE 51st Pl Bellevue, WA 98006.

It's possible you may be working out exact boundaries. However, it's likely, based on our address, you may already know where we would be assigned. It would be great if you could share what you have.

Thanks,
Anand

Cristina Haworth

From: Brian Moss
Sent: Friday, July 17, 2020 8:33 AM
To: Cristina Haworth
Subject: FW: Community Conference: COM20-00001 PROJECT: PRJ19-00008, Issaquah High School #4 & Elementary School #17

Forwarding

From: DIANE EXERIEDE <dxreed@comcast.net>
Sent: Thursday, July 16, 2020 7:29 PM
To: CPD [External] <cpd@issaquahwa.gov>
Subject: Community Conference: COM20-00001 PROJECT: PRJ19-00008, Issaquah High School #4 & Elementary School #17

Hello,

Please keep me updated on this issue.

My comments:

I was only able to watch the first hour of the live broadcast and hope to watch the remainder at a later date.

I am primarily concerned about the traffic impacts that this project will create for **Providence Point, Bellwood, Marionwood and the low rise business parks** located on Providence Point Dr SE all of which exit onto 228th Ave SE a short distance north of SE 40th St. I was really disappointed that the City of Sammamish's response was not yet available regarding the traffic impact analysis of this project.

I heard one of the ISD presenters mention that 228th would need to be widened to 5 lanes. The City of Sammamish's transportation improvement projects (TIP) are currently focused on Sahalee Way NE and Redmond Fall City Road intersection as this is a failed concurrency intersection. The 2020 TIP did include improvements for the SE 40th street but funding is not certain until added to their 2021 budget. Widening the southern end of 228th is on their 20 year Transportation Master Plan. Again funding is uncertain. If the school is built without widening 228th then I anticipate that 228th/SE 43rd Way will become another failed concurrency intersection.

Currently there is not a continuous sidewalk from Providence Point Drive SE north to Issaquah Pine Lake Road and the South Sammamish Park and Ride. While the ISD plans to build sidewalks along their 228th street frontage it will be unsafe for school kids to walk to school due lack of continuous side walks. I do not feel that school kids will be able to bike safely to the school site either. If school starts at 8 AM then they would be riding to school in the dark in high volume traffic.

My creative suggestion to the ISD would be to buy out Providence Point residents and then they could build schools to their heart's content. I am ready to move away as I have no doubts that this project will be approved regardless of how many variances it takes.

Sorry to be so cynical but I have seen that the Issaquah City Council in action on this issue.

Diane Exeriede

22016 SE 40th Lane

Issaquah, WA 98029

dxreed@comcast.net

July 18, 2020

Issaquah Development Commission
135 E Sunset Way
Issaquah WA 98027

Lucy Sloan, Land Development Manager
Issaquah Development Commission
135 E Sunset Way
Issaquah WA 98027

RE: Community Conference for Issaquah School District Schools Proposal at
Providence Heights site, Project File No. PRJ19-00008

Dear Development Commission Members and Issaquah Staff:

I am a 30-year resident of the Sammamish Plateau, and have lived the past 10 years within Providence Point directly behind the proposed school sight. I watched the July 15th community conference regarding the proposal for the new high school at the Providence Heights Campus. Several concerns came to mind during the conference, and I share them here with you.

CONCERN #1 – PROPERTY AVAILABLE IS NOT ADEQUATE FOR TWO SCHOOLS

All the way through this process of several months I have felt the Issaquah School District (Applicant) is **cramming** too much on a relatively small piece of property. I do not know what the standards are in Issaquah, but the Albuquerque Public Schools requires 10 acres and 45-50 acres for elementary and high schools, respectively. That is a total of 55-60 acres. The Providence Heights Campus has just over 40 acres. Again, one school (an elementary school) fits fine, but not two schools. The Applicant needs to find other property. I do not buy the argument that there is no other property available. If that were true, the city should stop building and allow for no more growth with young families because there will never be another new school.

CONCERN #2 – FOOTBALL STADIUM/F.A.R. IS TOO LOW (INADEQUATE USE OF LAND)

The football stadium is an extremely poor use of taxpayer dollars and will always be a source of irritation for the neighbors. While we in Providence Point enjoy football, and most of us are grandparents and love kids, we know the stadium would bring significant light and noise issues to the neighborhood. We have been told that the stadium would only be full about 5 times a year. But that is what was said and is not necessarily how things will work out. Why a full stadium with grandstands, lights, speakers, etc.? Bellevue School District has six high schools and only four of them have stadiums. I went to a school in the metro-Los Angeles area that shared football facilities with another high school in the district. We also shared the theater, gym and swimming pool. How much is this complex going to cost? Over \$11 million was spent recently at Skyline for an upgraded stadium. How many students are going to play any sport that requires use of a stadium? Varsity football is the only sport that would draw a crowd requiring such a stadium. If you have a student body of 1,500 students and 75 are involved in playing varsity football, that is only 5% of the student body. Again, if the stadium is said to be used only 5 nights out of 180, that is only 2.7% of the days available. This is a terrible use of taxpayer dollars! What is the payback?

Please, **rethink the entire goal of the school.** When I look at the project web site, the first picture that appears is the artist's rendition of the campus from the NE corner. The stadium dominates the photo. When I look at the layout of the entire campus, the stadium again dominates the photo. Our purpose in education is teaching art, history, math, science, etc. Except for a very few super-athletic types, sports are not the thrust.

Here is my suggestion. Remove the sports complex from this proposed campus. Provide field area for physical education time so that students can play touch football, softball, tennis, handball, basketball, etc. Use the extra

space to enlarge the classroom buildings. Your F.A.R. is too low right now. Add more classrooms, labs, workspace for trade classes. Concentrate on academics, not sports.

So, with my proposal, what happens to the students who want to play serious sports? Transfer students from the new school to Skyline. Out of the students at Skyline, there are certainly many who would rather have a more academic environment with heavier concentrations in certain subjects. Transfer them to the new school. Please make the new school an educational campus that has a better chance of maintaining the quiet, contemplative atmosphere for which the Sisters of Providence had always desired for this land.

CONCERN #3 – PRIVACY AND SECURITY

Regarding privacy and security to the surrounding senior citizen communities (i.e., Providence Point, Bellewood, Marianwood, and Spiritwood – about 1,500 residents), very little has been said about what will be done to ensure these treasured benefits that our senior communities have come to expect. Indeed, they have paid dearly for the property they have. Providence Point and Bellewood are separated from the site of the new campus by a chain link fence. Some of the garages where residents park their cars are along the perimeter fence and do not have garage doors on them. Sure, security doors can be added, but who should pay for that? A good high wall that cannot easily be scaled would also be a good way to secure property, but who will pay for that?

I noticed a small access road (driveway) between the high school and the south perimeter fence of the school. (See photo below.) What is the purpose of that road? How will it be secured to prevent students from walking through?



CONCERN #4 – JUXTAPOSITION OF ELEMENTARY AND SENIOR HIGH SCHOOLS

Where is there documentation to show that it is generally safe to position a senior high school adjacent to an elementary school? Not only are two schools on this small property just too much, but there is a legitimate concern from parents living in the area about how safe their small children would be. Would there be another fence and gate to separate the two facilities?

CONCERN #5 – ENVIRONMENTAL IMPACTS

SEPA review has not been done yet. It should have been done before now. Furthermore, the Applicant states they will perform the review. This is like the fox guarding the henhouse. I come from a professional internal audit career, having attained and maintained my certification over the years of my audit career. There is no way an arrangement of the school district performing its own environmental impact study would be acceptable. There is a clear conflict of interest. The review should be entirely independent of the school district administration. The school district is mostly interested in getting this school built to satisfy the requirements of the bond passed years ago that the school would be operational by the beginning of the 2021-2022 academic year. Being pressed for time is not a good environment to conduct the review.

Where is excess water runoff going to go? Through Providence Point? Into Laughing Jacob's Creek? These issues need to be clearly identified and resolved before one spade of earth is turned.

CONCERN #6 – TRAFFIC

Understandably, part of 228th is within Sammamish City Limits. To say that traffic mitigation is the responsibility of Sammamish is irresponsible. What are Sammamish's plans? There is only one option for entering and exiting the

campus. Should anything obstruct the road on the campus (a fallen tree; a traffic accident), there is no way around it. Traffic would immediately back up onto 228th. Only a couple hundred feet north of the proposed entrance is Providence Point Dr. This is the access road for Providence Point, Marianwood, Bellewood, and a medical plaza. The intersection onto 228th does not have a signal. During rush hour and especially when there is a traffic blockage on the new campus, these populations will not be able to move. This situation can be dangerous since this road is the access road for emergency vehicles. (Emergency vehicles enter/leave Providence Point an average of three times a day.)

What is the plan for sidewalks and bike paths along 228th? Is there space available? It seems to me that some rather high retaining walls will need to be built along the 228th fence line of the school. Little was said about this at Wednesday's conference.

SUMMARY

While citizens of Issaquah recognize the need for more schools, and we recognize the benefits of good physical exercise, we cannot ignore safety concerns, improper use of taxpayer money, questionable security and safety for surrounding communities, environmental impact, unmitigated traffic issues, and close proximity of elementary and senior high schools.

While some of my comments may be preliminary, I hope that all my comments will be taken seriously during this process. Thank you for the time I know it takes to review my and many other comments people are submitting.

Sincerely,



Jeff Matson
22121 SE 40th Lane
Issaquah, WA 98029
jmatson71@gmail.com
Phone 425-394-2917

Cristina Haworth

From: Fay Helmon <monnoe46@hotmail.com>
Sent: Saturday, July 18, 2020 3:44 PM
To: Cristina Haworth
Subject: Conference comments
Attachments: Community Conferenc Response.docx

Cristina,

Attached are my comments related to the Community Conference on July 15th. Please let me know if you are unable to access the attachment.

Mary Fay Helmon
monnoe46@hotmail.com

July 18, 2020

To City of Issaquah Development Commission

Commissioners:

My name is Mary Fay Helmon. I live at 3935 Place SE #310, Issaquah WA 98029.

My email is: monnoe46@hotmail.com I am requesting updates on Issaquah School District's applications for the new schools on the Providence Heights property, and any action taken by the City related to those applications. I may already be on the City's mailing list.

Here are my comments on Issaquah School District's (ISD) master plan as presented at the Community Conference.

Master Plan Concerns

First and foremost, a study of the master site plan clearly shows that Providence Point has the longest perimeter with the ISD property and therefore is most affected by the two schools and the associated sports facilities and stadium. Pollution from buses, noise and lights from the schools and sports fields collectively impact us more than any other adjacent neighborhood. The applicant's plans show little sensitivity to the negative impacts of the master plan on our residential neighborhood and its unique quality of life.

I had a great deal of difficulty seeing details in the small site plan and accessing all associated documents. I need to see larger renderings of the site plan that show more detail on the school side *and* on the Providence Point side of the area between the elementary school and the Providence Point perimeter. 3D images or elevation details of the ISD side in that area would also be helpful.

I agree with the callers who made reference to the size of the property not being compatible with the number of schools and facilities that are planned. Trying to crowd too much into 40 acres with topographical challenges makes it very difficult to provide sufficient buffer along the perimeter with Providence Point. The residents of Providence Point are being asked to bear the unfair burden of the applicant's decisions to crowd too much onto the property. Additionally, it seems inappropriate to have an elementary school with very young children sharing a campus with a high school. The City seems to have accepted both the inadequate size of the property for the intended uses, and the questionable decision to place young children on the same crowded campus with high schoolers.

Tree Retention and Buffer

Some commissioners pointed out the problems between Providence Point and the baseball and softball fields. I agree. However, please consider the fact that the buffer along the entire perimeter with Providence Point is inadequate except possibly for wetland area B. It is ironic that the planners spoke of wanting a 'park-like' environment for the school campus.

Apparently, this only applies to certain areas, but not others. In the current plan most of the old trees are retained in areas that do not help buffer the perimeter with Providence Point. I oppose any request by ISD to be granted an exception to the rules about tree retention. ISD's

approach of retaining old trees “where possible” simply seeks permission to remove whatever trees they want.

Stadium

By the applicant’s own assessment of noise levels from the stadium, mitigation efforts in place will not help very much. Again, I live in an area that will be most affected by noise from the stadium. This new stadium is not needed. The District has spent a great deal of money on Skyline High School’s stadium and amenities. That stadium is only 2 miles away and is not as close to surrounding residential neighborhoods as the proposed stadium. The new high school should use Skyline’s stadium. This would allow space to reconfigure the location of the elementary school and ball fields away from close proximity to Providence Point.

Drainage

Mr. Sawin stated that efforts were being made to make sure storm runoff didn’t go through Providence Point, except in one area to the West. Any runoff to Providence Point is unacceptable. We should not have ISD’s runoff using our drainage system. I am also very concerned about the impact of school runoff on Laughing Jacobs Creek.

Plans for More Classroom Space

From what I heard at the Conference, it appears that portables and/or building extensions are an inevitable part of the future of this project. We know that space as presented in the master site plan is already extremely tight, so the idea of adding to it is unreasonable.

Off-hours Use of Property

It was stated at the Conference that ISD has plans to allow access to the school in off hours. This puts an increased burden on neighbors who must deal with noise and lights beyond normal school events and hours. Is there anything the City can do to place limits on this policy?

Conclusion

From the time of the acquisition of the property, ISD has not treated Providence Point Umbrella Association and its members in a respectful way. They have shown little or no concern for the severe negative impact they will cause on our peaceful community. Negotiations with them have been unproductive. It was good to hear Commissioners voice concerns about the effect of the master plan on neighbors; tree retention; drainage and other environmental issues that concern us. On behalf of myself and my friends and neighbors at Providence Point, I ask you to carefully consider our needs and concerns.

Thank you for the opportunity to comment.

Mary Fay Helmon

Providence Point Umbrella Association member since 2002

07-16-2020

Cristina Haworth

From: Marcia Hope <m4m3hope@gmail.com>
Sent: Sunday, July 19, 2020 2:13 PM
To: Cristina Haworth
Subject: Re: COM20-00001 - Community Conference Materials Available
Attachments: ISD Development Committee Letter.pdf

Ms Haworth, please find my input attachment regarding the Issaquah School District proposal regarding Providence Heights. Thank you for soliciting input from all those who will be impacted by the decision. Marcia Hope, Providence Point resident

On Fri, Jul 10, 2020 at 10:17 AM Cristina Haworth <cristinah@issaquahwa.gov> wrote:

Good morning,

You are receiving this email because you previously commented on Issaquah School District's (ISD) proposal to construct a new consolidated high school and elementary school campus at 4221 228th Avenue SE or you have requested to become a party of record for future applications related to this proposal. ISD submitted application materials for a Community Conference. The Development Commission packet for the conference is now available online at the following link:

<https://issaquah.civicweb.net/filepro/documents/119386?preview=124813&splitscreen=true>

As a reminder, the Community Conference is scheduled for next **Wednesday, July 15, 2020 at 6:30 PM**. This meeting will be held remotely. If you have any questions please contact me at cristinah@issaquahwa.gov or 425.739.7959.

Sincerely,

Cristina Haworth

Cristina Haworth, AICP | Issaquah Planning Consultant

Phone: 425.739.7959

July 19, 2020

Dear Development Commission Members and Issaquah Staff,

First, I want to thank you for soliciting comments from Providence Point residents regarding the Issaquah School District's proposal to develop school facilities on the Providence Heights property. I appreciate your efforts to hear from and listen to everyone impacted by the ISD plans.

In the 1970's, my husband and I built our home in the Briarwood area of Renton where all five of our children, and then seven of our eleven grandchildren, attended Briarwood Elementary, Maywood Middle, and Liberty High schools.

So I am a strong supporter of Issaquah schools. I now live at Providence Point. I have three areas of concern about the school proposal that I don't think have been stressed enough. One concerns the traffic impact on the greater communities of Issaquah and Sammamish; one concerns the students; one concerns the immediate neighbors.

First: the Issaquah and Sammamish communities: already the traffic coming down the hill from 228th in Sammamish is too heavy for the one lane that passes the building site and Providence Point until it reaches the round-about on E Lake Sammamish Parkway. Add school buses, two schools worth of teacher cars, teenage drivers, and parents bringing their children to school! And that would be a right hand turn into the schools. Coming up the hill from that round-about is a two lane road that, right after the main entrance to Providence Point (and before the proposed ISD building site), turns into a merge for a one lane road traveling towards Sammamish. And that would be a one lane left hand turn for buses, teachers, teenage drivers, and parents going East. The Issaquah Hobart Road migration twice a day would become the second worse traffic in our wonderful town of Issaquah! The traffic impact is a **major** concern, especially when the info I have provided regarding the two new housing developments in paragraph eight is included in the decision.

Second: mixing Elementary children with High School students? At Christmas, when I mentioned the ISD proposal to my grandchildren their response was "What! Don't they know what goes on in high school?" My concern is about new drivers mixing with young children on the same sidewalks and roads (one entrance/exit) but my grandchildren's concerns were more about what the young children would be exposed to in the area of behavior, language, habits etc. I know these are Issaquah high-schoolers but please don't be naive when making such an important decision.

Third: the immediate neighbors are not just Providence Point residents. We have been expressing our concerns for months regarding the impact this proposal will have on residents living in our high-rise buildings which butt-up right to the proposed acreage. We are not the only community impacted by the two schools, stadium, ball fields proposal. There is Bellewood, home to seniors who still live independently with help for meals and light housekeeping – some still drive. There is also Spiritwood, which focuses on memory care, so those residents need more care than those in Bellewood. There is Marionwood, a nursing/rehab facility where many patients are living out their final days. And there is an Adult Care Family Home whose entrance/exit is also onto 228th. I don't bring up this group just because of the "peace and quiet" issue but mainly because of the traffic concerns regarding fire/aid responses that are needed several times a day (contact the local fire station #83 for their statistics). The

additional traffic will also impact the life-saving, critical, time sensitive, medical needs in all of these facilities as well as Providence Point.

Do I have a proposal/compromise? Yes, how about a very large elementary school with playgrounds? Every school principal, teacher, and parent stress the need for more classrooms. Why not build one school, with more than enough classrooms to also accommodate **future** elementary needs? And I really don't think there would be protests to a playground, filled with small children, during school hours. Yes, there would still be traffic issues, but half the buses, fewer teacher cars, fewer parent cars, and no teen drivers would make a difference. Stadium lights, ball games after school hours and on weekends – especially after “quiet” hours in the neighboring residences and facilities – would be eliminated.

As a resident of Issaquah, with all its charm, I would like to see the City Council put a moratorium on building residences like those lining the properties coming up the hill from the round-about on E Lake Sammamish Parkway – there is a “hidden” one going in on the right with its entrance/exit immediately after the round-about - and there is another one crowded onto the hillside on the right – with one entrance/exit. When the traffic impact of the school's proposal is assessed, please add this to the congestion on one lane roads. But it's not just about my neighborhood. It's also about the apartments like those lining the hillside from the floor of Issaquah to Newport Way. Instead of building more residences, designate property to the building of schools **first**. I could also mention the loss of our green space, our necessary “canopy” of trees, our trails – all things that add to the beauty and attraction of living in Issaquah. I trust the Council takes all of this into consideration as they issue permits to build - be it residences, schools, or businesses. Difficult decisions – may common sense and wisdom prevail – for now and the future.

Thank you for listening to all parties and giving their leadership the opportunity to come together and work on a solution for this very important project. Thank you for your leadership and service to the community of Issaquah. I am an active volunteer at Providence Point and I know that dedication, commitment, and thoughtfulness go into each decision that leadership is asked to make regarding the well-being of the community they love and care about. Thank you for taking the interests and needs of all Issaquah residents into consideration as you make your decisions – regardless of our age. Quality of life is of primary concern for everyone impacted and your work is important to all of us. I am grateful for your efforts to find an agreeable compromise for the development of this special piece of property called Providence Heights.

Marcia Hope, 4009 220th Pl SE, Issaquah, 425-427-0781

President of Meadow Village

Membership Coordinator for the Garden Club

Cristina Haworth

From: Mario Dragicevic <mdragic37@yahoo.com>
Sent: Sunday, July 19, 2020 8:17 PM
To: Cristina Haworth
Subject: Parcel 4221 228th Avenue SE, Issaquah, WA 98029

Hello Ms. Cristina,

I am sending this note in regards to the list of available reports for this project. Looking at the list of various reports and drawings, I discovered that there is missing a very important report on the geotechnical site and groundwater conditions. As per FEMA and the valid Washington State criteria, this report, as a minimum, must describe the proposed methods for earthworks, the depth of excavation and groundwater management, the type of recommended foundation systems, the calculations of allowable soil pressure and settlements, and recommended parameters for seismic design of the proposed buildings and earth retaining structures and underground supports. Please note that the geotechnical report must be essential part of technical specifications for final design and construction.

I suggest that this letter be placed on the record.

Sincerely,

Mario M Dragicevic, PE Civil and Geotechnical
22535 SE Highland Cir Apt 202
Issaquah, WA 98029-5218
Sent from [Mail](#) for Windows 10

Cristina Haworth

From: Lucy Sloman
Sent: Monday, July 20, 2020 10:56 AM
To: Cristina Haworth
Subject: FW: Comments on Proposed High School and Elementary School

Lucy Sloman AICP
Land Development Manager & Designated Official for the Urban Villages



425|837-3433 direct

425|837-3100 front desk

425|837-3470 REPORT SPILLS

*Community Planning & Development Department
(formerly Development Services Department)*

1775 12th Ave NW, Issaquah, WA 98027

[Issaquah, WA - Official Website](http://www.issaquahwa.gov)

From: Timothy R. Brown <browntr2@zoho.com>
Sent: Monday, July 20, 2020 10:37 AM
To: Development Commission <DevelopmentCommission@issaquahwa.gov>
Cc: judystover06 <judystover06@gmail.com>; bruneolaw <bruneolaw@comcast.net>; Milt Moorhead <milton62@earthlink.net>; Brexxc <brexxc@live.com>; Mayor <Mayor@issaquahwa.gov>
Subject: Comments on Proposed High School and Elementary School

Sent using [Zoho Mail](#)

To: Development Commission

Thank you for the opportunity to comment on the proposed plan for a school complex near Providence Point. I have grouped my comments under headings below.

A Difficult School Site:

I attended the first community meeting about this proposed school site before the Planning Policy Commission last year. There, I was struck by the opening presentation by the Issaquah School District (ISD), arguing that this site was ideal, as the new high school would be located about midway between Skyline and Issaquah high schools. Moreover, the property was 40 acres and no other comparable parcel of land had been found. The property would have an elementary school as well as a high school, along with sports fields including a stadium and track complex. ISD had seen this property as the solution the additional school space needed since 2016.

I was struck by the superficiality of this rationale. This property is surrounded on three sides by Providence Point Community (PP), a nursing home, and two assisted living facilities, and would be virtually inaccessible except by car or school bus from 228th, a very busy street. I live nearby and frequently jogged around the former college campus. The terrain is hilly, especially to the east next

to 228th, and proceeds sharply down hill toward PP. Moreover there are significant wetlands.

Developing this for a school complex would obviously be hard and costly.

PRJ19-00008 Attachment 082

Pushed against Providence Point:

At the recent July 15 Development Commission meeting, I learned the rationale for the general layout of the school campus. Since there is an 80 foot plus elevation gain on the slope next to 228th, and an obligation to save trees remaining by the street, the decision was made to place the developed areas of the schools in the western part of the land near PP. Most schools are built with public streets providing immediate access. Except for the single entrance off 228th, there would be no public streets to access the property. As a result, an extensive network of roads on the property is required. The largest of these roads, with four lanes, will proceed off 228th, up the slope, and go all the way across the property to near the property line with PP. The street then would proceed south, going around the stadium, (narrowing to two lanes by the elementary school) and to the high school building. There would be several other streets coming off at various points. As a consequence of not using the land near 228th, and building so many streets and terraces, the Floor Area Ratio, the proportion of land used for educational buildings, does not meet not the minimum of .75, but is half of that. This indicates a very inefficient use of the property for educational purposes, and results in a poor return on education funding for ISD taxpayers. There are too many streets and hillside terraces paid for by school funds, and not enough for school buildings.

Street Noise:

The impact of streets built right next to PP will be substantial to the persons living next to them. PP is described as a 55+ Community, but the average age is actually 77. There are no single unit buildings in PP. The most dense areas are next to the school property, with numerous three story, multi-unit buildings. These buildings are built above the school and only 10-20 feet from the property line, looking directly down on the school site.

The first consequence of the streets being built near the property line is the noise. High School will begin at 8:00am. From 6:30 to 8:00, school buses will be coming and going within feet of the homes in PP five days a week. Adding to the noise will be the traffic of staff and high school student vehicles. Similar noise will occur before the elementary school begins at 9:15, and again in the afternoon with dismissal of each school. At the Planning Commission meeting, it was briefly mentioned that the planned sound mitigation efforts were not as successful, as planners had hoped. What are the actual anticipated sound levels that would reach the elderly people living in the buildings near the streets? What is the duration of this sound each day? The Planning Commission should have the actual estimates, and the general public as well. No approval recommendation should be made unless these levels are acceptably low.

Stadium:

Perhaps the most controversial aspect of the school plan is the 2,000 seat stadium. There are both sound and illumination issues. For cost and other reasons, the stadium is placed so that the northern end is perhaps 50 yards from the three story PP residential buildings. The plan says the stadium lights will face away from PP. This is not true. As the property line goes at a 45 degree angle at the stadium, the northern end of the stadium opens directly to PP three story buildings on the slope overlooking the site. Occupants in these buildings will look down on a fully lit stadium and hear the entire force of the activities there. Can you imagine the noise of 2,000 spectators, a band, and a PA system? The planners are aware of the noise and light problems, and in order to lessen them, plan to

build a berm planted with 8' to 12' trees. They mentioned, however, at the Commission meeting that the sound mitigation of the berm was found to be disappointing. Also, seventy to eighty year olds cannot wait for the decades it will take for these saplings to provide some illumination protection. I must say to the Commissioners, would you put your grandparents in a living space 50 yards from a 2,000 seat football stadium? Please be real.

Nor is there a need. Skyline has a stadium just up 228th. I lived in Puyallup for many years. Rogers and Puyallup high schools have long shared the same stadium and still do. This is entirely logical and reasonable. The stadium funding could be used for more classrooms and other educational expenses.

Traffic:

I will be interested in reading a layman's summary of the traffic study. This site will require buses, and staff and student cars to come down 228th and up 43rd converging on one entrance with a traffic light, at morning rush hour. It seems to me that it will take magic to make this work.

Elementary School:

To my mind, in addition to the stadium, the worst feature of the site plan is the elementary school. Placed behind the stadium and its parking garage, and right against the property line with PP, it is closed off and will be only accessible by car or bus. To the east, the view from the school will be the stadium parking garage, to the west it will be a row of older Providence Point garages and three story residential buildings running along the property line. Contrast this abysmal location with Sunny Hill Elementary School, or the other elementary schools in the District. It is hard not to conclude that this is an unacceptable site. The site development funds for the elementary school should be transferred to the high school building for additional classrooms and LEED improvements.

Conclusion:

Instead of being an ideal location, this site is really a white elephant. It is accessible only by car and bus, and requires extreme land development costs. It gives a poor return on investment for ISD taxpayers. However, the real pain will be borne by the elderly residents of Providence Point, with unacceptable sound and illumination levels.

Thank you again for your attention to my comments.

Tim Brown
Issaquah, WA

Cristina Haworth

From: Jane Stansbury <njstansbury_2000@yahoo.com>
Sent: Monday, July 20, 2020 3:17 PM
To: Cristina Haworth
Subject: Written Comments on DC Remote Virtual Meeting

Issaquah Development Commission Members:

As a condo owner in Providence Point, my building will be within 66' of the proposed high school, as nearly as I can tell from the site plan. Located within that same 66' "buffer" will be a 2-lane road used by buses to drop off students at the high school. There is no measurement to tell me how close the road will be to my condo (at least that I can find.)

1. I am very concerned about my own personal safety. There is no mention, that I can find, about walls, fencing, or any security measures around the perimeter of the high school and the road. Routing over 2000 students and faculty on a 2-way road with no considerations for noise, safety of condo owners, a natural disaster, or even active shooter situations is cause for alarm.....at least for me!

2. Since there is a new athletic field within 2 miles of this proposed ISD #4, and by acknowledgement of the ISD, the proposed building does not have adequate square footage for the number of anticipated students (not considering more and more growth in this area), why not encourage the sharing of the nearby athletic field and require more actual building space so students can have all their educational pursuits met?

3. Most importantly is the SEPA compliance. City staff should be administering this procedure and an outside consultant (or group) should be providing a VERY complete environmental review. ISD should not be allowed to present their own plan and then provide their own reviews to move forward. Please note that to date, no existing environmental documents have submitted relevant to this application, as I understand it. And this environmental impact needs to be known and acknowledged.

I am not a politician, not bright about the workings of the ISD or the City Council; but this has become a real disaster waiting to happen please use your unbiased judgment with regard to what can be built within the not even 41 acres adjoining Providence Point.

Thank you.

(Nancy) Jane Stansbury
22490 SE 42nd Terrace, Bldg. 69 Hilltop Village
Issaquah WA 98029
425-392-8332
njstansbury_2000@yahoo.com

Cristina Haworth

From: Stan Soderberg <stansoderberg@aol.com>
Sent: Monday, July 20, 2020 6:13 PM
To: Cristina Haworth
Subject: School proposal

Gwen & Stan Soderberg
4406 Providence Point Place S.E.,
Issaquah, WA 98029
425 391 4754

Issaquah Development Commission
135 E Sunset Way
Issaquah, WA 98027

RE: Financial impact on Providence Point homeowners
Providence Heights development

Dear Members of the Development Commission:

As homeowners, living "across the street" in Providence Heights, we understand that you consider the more selfish point of view that you will reach retirement age and are considering both the monetary and final residence. More than likely you will consider the neighborhood compatibility of "next door" architecture, surrounding N. Providence Heights a conclusive and, perhaps, most important investment decision in your minds. As it did ours.

We Soderbergs have since raised our family and have established a stable financial value in our Providence Point home. Home has established historical value as one of the first NW retiree

It is for this reason we urge you to seriously debate and the consequent decline in this most critical of retirement home investments. We include a new "2000 seat high school stadium" that

Gwen & Stan Soderberg
4406 Providence Point Place S.E., No. 207
Issaquah, WA 98029
425 391 4754

PRJ19-00008 Attachment 082

Issaquah Development Commission
135 E Sunset Way
Issaquah, WA 98027

RE: Financial impact on Providence Point homeowners surrounding the proposed
Providence Heights development

Dear Members of the Development Commission:

As homeowners, living "across the street" in Providence Point's Forest Village, we ask that you consider the more selfish point of view that you will happily inherit when you reach retirement age and are considering both the monetary and lifestyle value of your final residence. More than likely you will consider the neighborhood, evaluate the compatibility of "next door" architecture, surrounding Northwest fauna etc. This conclusive and, perhaps, most important investment decision will weigh heavily on your minds. As it did ours.

We Soderbergs have since raised our family and have experienced anticipated and stable financial value in our Providence Point home. Happily, our Community has established historical value as one of the first NW retirement communities.

It is for this reason we urge you to seriously debate and reconsider the natural and consequent decline in this most critical of retirement home investments since the plan includes a new "2,000-seat high school stadium." ***Hardly an amenity for an established neighborhood.*** We urgently ask you to remove this debilitating feature from your plans if you, indeed, vote to proceed with the otherwise traditional educational building structures. In considering, please put "these shoes" on while weighing your decision: You have achieved your lifetime goals, raised a family and are searching for a home that rewards your good efforts. You are the active, governing element of our community. It is not we 70-plus surrounding homeowners that will be financially depreciated by including the proposed, expansive stadium feature. Consider also, that well-established schools surrounding P.P. already utilize existing away-from-premise outdoor athletic facilities when local grounds are not available or financially feasible. So there is no harm in eliminating the stadium from the plan.

We hope that this clear-eyed point-of-view will make a serious case for deleting a feature that will not personally impact the school proponents.

As Commission members who represent seniors living in a preeminent retirement community, and who will one day consider the value depreciation possibilities of a short-sighted final residence investment, please eliminate the stadium.

Thank you!

Gwen & Stan Soderberg

Cristina Haworth

(NOTE: Duplicate comments were submitted on 7/20 and 7/21)

From: Stan Soderberg <stansoderberg@aol.com>
Sent: Tuesday, July 21, 2020 9:26 AM
To: Cristina Haworth
Subject: Upcoming vote on high school

Gwen & Stan Soderberg
4406 Providence Point Place S.E.,
Issaquah, WA 98029
425 391 4754

Issaquah Development Commission
135 E Sunset Way
Issaquah, WA 98027

RE: Financial impact on Providence Point homeowners
Providence Heights development

Dear Members of the Development Commission:

As homeowners, living "across the street" in Providence Heights, we understand that you consider the more selfish point of view that you will reach retirement age and are considering both the monetary and final residence. More than likely you will consider the non-compatibility of "next door" architecture, surrounding Providence Heights a conclusive and, perhaps, most important investment decision in your minds. As it did ours.

We Soderbergs have since raised our family and have established a stable financial value in our Providence Point home. Home has established historical value as one of the first NW retiree

It is for this reason we urge you to seriously debate and the consequent decline in this most critical of retirement home investments. Includes a new "2000 seat high school stadium." Many

Gwen & Stan Soderberg
4406 Providence Point Place S.E., No. 207
Issaquah, WA 98029
425 391 4754

(NOTE: Duplicate comments were
submitted on 7/20 and 7/21)

Issaquah Development Commission
135 E Sunset Way
Issaquah, WA 98027

RE: Financial impact on Providence Point homeowners surrounding the proposed
Providence Heights development

Dear Members of the Development Commission:

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As Commission members who represent seniors living in a preeminent retirement community, and who will one day consider the value depreciation possibilities of a short-sighted final residence investment, please eliminate the stadium.

Thank you!

Gwen & Stan Soderberg

Cristina Haworth

From: Sandra Griffith <SKGriffith17@outlook.com>
Sent: Monday, July 20, 2020 10:22 PM
To: CPD [External]; Cristina Haworth
Subject: RE: ISD Plan for Providence Heights Property
Attachments: Community Response.docx

SANDRA K. GRIFFITH
22433 SE HIGHLAND LANE
ISSAQUAH, WASHINGTON 98029
SKGRIFFITH17@OUTLOOK.COM

July 21, 2020

City of Issaquah Development Commission
Via email to: cpd@issaquahwa.gov; cristinah@issaquahwa.gov

Subject: Issaquah School District's Plan for Providence Heights Property

Dear Members of the Issaquah Development Commission,

As a resident of Issaquah, I watched and listened to the entire Community Conference presentation on Tuesday, July 15, 2020 regarding the Providence Heights/Issaquah School Board proposal. I am submitting the attached comments in response to this meeting. I have commented on the expansive scope of this project, concerns regarding the need for enhanced treatment of storm water flowing from the site and mitigation landscaping to compensate for the destruction of more than 65% of the currently forested acreage.

I appreciate the time and talent you devote to ensuring the City of Issaquah has oversight of developments within our community. Since you are tasked with protecting the public good and the quality of projects developed within our city-wide communities, I ask that you thoroughly consider the issues I have raised during your rulings on this project.

Please confirm receipt of this letter and attachment.

Sincerely,

Sandra Griffith

Sandra Griffith

Enclosure: Attachment # 1

PRJ19-00008 Attachment 082

Attachment #1 – Written Comments to the Issaquah Development Commission regarding the Proposed Development of the Providence Heights Property by ISD

Submitted by Sandra Griffith, Issaquah Resident

Firstly, I acknowledge that the architect and engineer assigned to defend this project have done a tremendous amount of work to meet the Issaquah School Board's demands for placing an elementary school as well as a complete high school campus in a parcel barely large enough to support a scaled down high school. They have essentially been asked to cram the ugly step-sister's humongous foot into Cinderella's tiny glass slipper.

According to the map provided in the Drainage Narrative for this project and shown at the Community Conference, nearly two thirds of the drainage from the project's extensive impervious surfaces are proposed to drain through Providence Point's existing drainage system and ultimately drain through Laughing Jacob's Creek into Lake Sammamish. According to the project narrative regarding the drainage plan, the flow rate from the newly constructed impervious surfaces will not exceed the estimated former flow rate from the considerably smaller former parking lot and chapel. The narrative does not address overall volume, which will be tremendously increased from anything seen in the past. While the engineer may claim that numbers do not lie, fancy calculations can be used to obfuscate reality. All who have apprised themselves of the history of the property know that the major buildings were torn down and the site graded over - a decade ago. While the small chapel was demolished two to three years ago, its' surrounding gravel parking area had been unattended for years prior to actual demolition of the chapel. Anyone who has walked the site in the last two years knows full-well that the cleared areas are overgrown with thick, thick grass and weeds constituting low ground cover. That grass slows down snow melt and fall, winter and spring rains sufficiently to allow the majority of the water to seep into the ground and support the growth and health of the natural forest which borders the entire parcel. The trees of this forest are essentially old growth, pre-dating the development of the property in the 1950's – sixty years ago! Mother Nature has essentially provided ENHANCED TREATMENT of drainage to protect Laughing Jacobs Creek. The Providence Heights project should be mandated to do the same!

It is intellectually dishonest and morally unethical for a school intended to educate our children about their community and global responsibility to protect the environment and their future world, to disregard the knowledge currently available to provide enhanced treatment of storm water from the entire site. I would also argue that the portion of the system proposed to drain through Providence Point should be engineered to flow directly into the "spillover" back-up plan that routes water out to 228th Avenue SE and SE 43rd Way, along the roadside culvert and into Laughing Jacobs Creek. The only drainage which should be allowed to flow into the Providence Point system is that from Wetland Area B, where Mother Nature again provides enhanced treatment to protect the creek's salmon runs. The rationale that there are insufficient funds to provide enhanced storm water treatment reflects the short sighted optics of the ISD and complete disregard for the duty of school district administrators to model the enlightened technological choices it purports to provide in educating future citizens.

The proposed plan for construction on this site states that the developer (ISD) will need to remove 65% of existing forest. What they neglect to describe is that the remaining 35% of existing trees will be located solely on the steep unbuildable slope along 228th Avenue SE and in/around the small preserved

Wetland B. The rest of the buildable 35-36 acres are slated to be clear cut! While questions at the Community Conference from the Development Commissioners tiptoed around this issue, they did not describe the reality of the project's effect on "the neighbors." (i.e. Providence Point.)

Since the completion of the first six villages in the late 1990's, Providence Point has been a retirement community that is a safe, quiet, peaceful oasis surrounded by native forest. Those four adjectives - safe, quiet, peaceful, forested beauty will no longer apply to the three villages directly adjacent to the proposed Providence Heights project. While the general public will drive by native trees on the unbuildable slopes that border the property along 228th Avenue SE, residents of the three impacted villages will have a "back alley view" of the entire project. They will be subject to loud, shrill playground noise throughout the day as elementary school children spill outdoors for morning recess, lunch recess and afternoon recess; all of which will be staggered to accommodate the number of students who can be crammed onto an unusually limited playground space. Their morning coffee and afternoon reading will be bookended by glaring headlights, long lines of tail lights, idling engines, the exhaust fumes of endless cars and twenty-five buses, as well as the honking horns and screeching tires of teenagers leaving the high school. Their evenings will be pierced by glaring lights, loud bands and the raucous noise of crowds who attend a multitude of football, soccer and lacrosse competitions. The disquieting effect of this project is that the adjoining villages will no longer be desirable places to retire. Turnover in those residences will lead to an inability to resell the properties and will ultimately depress home values throughout the entire Providence Point community. (This would make it impossible for "the neighbors" to raise funds to repair an older drainage system over-burdened by the project's inexcusable cost savings move to divert project runoff into the Providence Point system.) The developer (ISD) is intentionally passing the buck onto community members who live on fixed incomes. One wonders if this is overt punishment by those in the City of Issaquah who would rather have homeowners of expensive residences paying large property taxes than older citizens who chose the aforementioned former oasis (before this project) as a place to retire.

What compensation or even mitigation does the developer (ISD) offer to those whose lives it will severely compromise? The engineer and architect admitted that they have virtually no way to mitigate noise other than to face the blaring speakers of the stadium away from the existing housing. They are proposing just one landscaping mitigation - that of a berm planted with trees to eventually block the direct view of the proposed stadium from the Highlander. (This is a mid-rise condo building in Highland Village squarely impacted by the proposed stadium.) However, they do not outline how this berm will be constructed. Will it be built out of the detritus of rock and clay that they do not wish to take off site? Will the berm be of soil that will even support the growth of trees sufficient to block the view of a massive stadium? Would they commit to planting 8-10 ft. Leyland Cypress, which have a decent chance of accomplishing their stated goal, or is construction of a berm that can sustain the growth of view mitigating trees "too expensive" for ISD? Residents of Providence Point are counting on the City of Issaquah Development Commissioners to intervene in what has been the intransigent posture of ISD to even consider the effect that this project will have on the surrounding neighborhood.

The residents at Providence Point are not fools. They know that the entire situation has evolved due to Issaquah's decision to prioritize property tax income over community amenities. Why else would the entire supposedly master planned community of Issaquah Highlands (twenty years old in 2018) have no

land set aside for a high school? (There are 4075 housing units completed in that community and 476 more units currently in the planning and construction phase.) The proposed Providence Heights project is needed to offset the lack of foresight and proper planning by ISD for the education of children whose parents chose to purchase high end, closely spaced residences in Issaquah Highlands as well as homes in expensive single family housing developments throughout the Sammamish Plateau.

Butting heads with a school board has historically been a losing battle for anyone so involved across not just Issaquah, but the entire US. In this extraordinary time of worldwide pandemic, is it not appropriate for those who have the power to enforce community preserving regulations (i.e. the City of Issaquah Development Commissioners) to step up and take a stand for the environment and the greater good of all?

To that end I would propose the following: the new high school should share the athletic facilities of nearby Skyline High School for interscholastic sports competitions. ISD should take the money that would be spent on a duplicate sports facility (i.e. the 2000 seat proposed "stadium complex") and dedicate this money to: 1) enhanced treatment of the storm water drainage from the massive impervious surfaces of the entire planned project, 2) route the majority of fully treated runoff to the roadside culvert going down 228th Avenue SE and SE 43rd Way and spare the drainage system of Providence Point from all but the wetland drainage, 3) apply the same enhanced treatment to the portion of the site that drains to the City of Sammamish's system. All of these systems ultimately drain through Laughing Jacobs' Creek, across the salmon spawning beds and into Lake Sammamish – a prized recreational amenity for both the citizens of Issaquah and Sammamish. The Development Commissioners have the power to preserve the water quality of this important drainage basin.

The significant savings attributed to utilizing the newly enhanced athletic complex at nearby Skyline High School (recently renovated at a cost of 11 + million dollars of taxpayer money) for WIAA sports competitions (limiting the Providence Heights project to a practice field for soccer, lacrosse and football, with surrounding track for track and field sports as well as physical education classes) will create funds that can be used to provide increased classroom space at the high school. The large in-school athletic facilities currently planned to support visiting teams will no longer be needed and the space can be utilized to reduce the number of portables foreseen in the immediate future of incoming students.

That cost savings can also be used to mitigate the visual impact of destroying decades old native trees and replace the existing forest with larger nursery stock that has a chance to achieve its' ultimate growth in less than half a century. That is to say plants should not be located in poorly draining rocky, clay soil, but the planting areas amended to provide for and support the healthy growth of trees and shrubs. Clear cutting should not be allowed to damage trees on the Providence Point owned boundary.

The existing plans on the ISD website are dated June 21, 2019 and they are unchanged for well over a year. There was nothing ever intended to be preliminary about them! Throughout the fall of 2019, ISD failed to negotiate ANY suggestions for sight and drainage mitigation from the Providence Point neighbors in good faith. The City of Issaquah Development Commissioners have a duty to taxpaying citizens and their children, the future taxpayers of the city, to spend constituents' tax money wisely, investing not just cheaply and expediently for today, but with a mission to protect the environment and the inherent attractions of the city. This mandate includes protecting Laughing Jacobs Creek, Lake Sammamish and desirable places for citizens who supported the city during their working lives to retire.

Cristina Haworth

From: Dave Osmer <osmerdave@outlook.com>
Sent: Monday, July 20, 2020 10:41 PM
To: CPD [External]; Cristina Haworth
Subject: Issaquah School District's Development Proposal for the Providence Heights Property
Attachments: Attachment 1. Community Conference Oral Comments 7-15-2020.docx; Attachment 2. Community Conference Written Comments.docx

Importance: High

WILLIAM D. (DAVE) OSMER
22433 SE HIGHLAND LANE
ISSAQUAH, WASHINGTON 98029
PHONE: 425.606.6010 | E-MAIL: osmerdave@outlook.com

July 20, 2020

Development Commission
City of Issaquah
Via email to: cpd@issaquahwa.gov; cristinah@issaquahwa.gov

Subject: Issaquah School District's Development Proposal for the Providence Heights Property

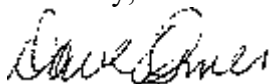
Dear Members of the Issaquah Development Commission;

Thank you for your time during the July 15 Community Conference regarding the subject development. Last summer, I moved to Providence Point having previously lived in Issaquah in the 1970s. During that time, I chaired your predecessor commission, then called the "Design Commission," for four years. Thus, I have a deep empathy for your commitment to the responsibilities you hold as they have certainly expanded greatly since then in both size and complexity.

Subsequent to the Community Conference, I continue to have several grave concerns regarding this proposal. Pursuant to the instructions during the Conference and in the "Notice of Community Conference" for submitting written comments, I have included them in two attachments to this letter. I appreciate your consideration of these issues during your review and determination regarding this development proposal.

Please confirm receipt of this message. Thank you.

Sincerely,



Dave Osmer

Attachment 1 – Oral Comments made during the 7/15/2020 Community Conference

Attachment 2 – Written Comments

My name is Dave Osmer, I live at 22433 SE Highland Lane, Issaquah

I acknowledge the City's desire to hold this Conference virtually because of the pandemic. However, there is simply no way for citizens to adequately examine, virtually, this project's numerous plans and site maps designed to be displayed full-size in an open forum. So, I will focus on three issues that I find particularly egregious.

During the City Council hearings last fall and winter on this project, ALL of the public comments supporting it pleaded that it was needed to relieve the overcrowding at Skyline and Issaquah High. I have no argument with this concern.

However, NONE of those public comments mentioned a need for a 2000-seat sports stadium! During those same public hearings, ISD staff ADMITTED they were reducing the planned number of classrooms in the high school in order to afford to build the stadium. This, despite the fact that the school could easily share Skyline's stadium for sports competition while building much less expensive facilities on the site for team practices and PE classes. This unconscionable misallocation of public funds sacrifices adequate classroom space for ALL students for the benefit of only those involved in certain sports competitions.

The "Project Narrative" on the City's website clearly demonstrates that ISD has failed to include enough classrooms in BOTH schools. It specifically states that "portables are anticipated to be added to both schools." The 6/21/19 Site and Circulation Plan shows designated locations for these portables.

Also, the "Project Narrative" indicates that "Green Building" certification for the schools is NOT being sought. To ignore proven, environmentally sound, design and construction practices in a climate crisis is equally unconscionable.

Furthermore, the magnitude of this proposal is preposterous. While the site is 41 acres, at least 5 are undevelopable given existing slopes and a wetland, leaving approximately 36 acres of usable space. An American Planning Association study, entitled "Report on School Site Selection," documents results of their nation-wide survey of preferred minimum state guidelines for school site size. Results from Washington quoted in the report indicate a preferred minimum site of 48 acres for a 1800-student high school, well more than the available land and does NOT account for inclusion of an elementary school. Skyline sits on 50 acres! ISD claims this school must have a stadium so it will be "equal" with the other district high schools. It will NOT be! Less than 36 acres does not equal 50!

Finally, the current pandemic is radically changing the requirements for school facilities to operate safely. Who knows when, if ever, current design will be applicable in what-ever the "new normal" turns out to be? Yet this proposal is TOTALLY silent on this subject. ISD is again failing the students and the taxpayers of the community by their lack of planning for future contingencies!

Thank you.

Attachment 2. Written Comments to the Issaquah Development Commission on the Issaquah School District's (ISD's) Proposed Development of the Providence Heights Property
 Submitted by Dave Osmer
 22433 SE Highland Lane, Issaquah

PRJ19-00008 Attachment 082

I have numerous grave concerns regarding this project:

1. Inadequate notice was given to the public regarding the July 15 Community Conference (herein after referred to as the Notice) – Many Providence Point residents did not receive the Notice, even though they live well-within the stated 300 feet from the property line required for such notice. Furthermore, the magnitude of this proposal, and its impact on a much greater geographic area, should have dictated a significantly broader distribution of the Notice.
2. The virtual meeting was woefully inadequate to truly provide meaningful examination by the public of the numerous documents, plans and maps of the proposal, or to foster discussion by the public with the applicant of concerns about the proposal's details.
3. The "Site Plan," dated 2/12/2020, and included with the Notice, falsely implies adequate buffers between the site and Providence Point.
4. There have been numerous misrepresentations and an extensive lack of transparency by ISD and the City during the early public hearings over the City's Phase 1 SEPA review and ISD's rezone application regarding the extent of plans for the site. In the City Council hearing on November 18, 2019, the City staff claimed that their Phase 1 SEPA "Checklist" review was adequate because "they didn't know the project's design." That "review" resulted in a declaration of "Nonsignificance" for the proposed rezone. However, during the Community Conference it was revealed that the first "Preapplication meeting" between the City and ISD took place in August, 2019! Furthermore, the "Site and Circulation Plan" shown on the City's web site is dated 6/21/2019, while the Site Plan, included with the Notice (dated 2/12/2020) is virtually identical. This is clear evidence that ISD had completed substantial work prior to the SEPA Checklist review and the public hearings, and that the City knew full-well the magnitude of the project long before completing the totally inadequate "Checklist review." This also clearly proves that ISD had no intention of accommodating any of the concerns expressed by Providence Point or by other citizens during those public hearings!
5. Furthermore, in addition to the Providence Heights property, the original rezone proposal before the City Council on November 18, included proposed rezoning of several other small parcels throughout the City. Those parcels were orders of magnitude smaller than the Providence Heights property. However, the Phase 1 SEPA Checklist was prepared to cover all of them in total. The size difference between these parcels should have dictated that the smaller ones be considered separately and a unique review conducted on Providence Heights alone, but it was not. At the next Council meeting on the subject, December 16, for the purpose of approving the rezoning for all these parcels, there was continued public comment opposing ISD's proposed development. In response, the Council moved to consider the smaller parcels separately and tabled the vote on rezoning the Providence Heights property until January 21, expressly to "give ISD and Providence Point the opportunity to further negotiate their concerns over the proposal." This separation of the parcels should have then required a separate, stand-alone Phase 1 SEPA review of Providence Heights, but it was not done. During that meeting, subsequent to

the tabling of the rezone vote, the ISD Superintendent loudly pronounced a willingness to “work things out” with Providence Point and wanting to be “a good neighbor.” However, after several requests by the Providence Point Board’s representatives to meet, ISD representatives, including the Superintendent, refused to do so. Instead, ISD sent a “Settlement Proposal” to the Providence Point Board on January 13. This document proposed nothing new to address the Board’s concerns or to mitigate any of the impacts the proposed development would have on Providence Point. The “Settlement Proposal” further demanded that the Providence Point Board waive its rights to appeal anything to do with SEPA or any other issue associated with ISD’s development of the property! This absurd proposal was promptly rejected. If this is ISD’s definition of “being a good neighbor,” I certainly don’t want them for one.

6. At the January 21 Council meeting, several members of the Council strongly admonished ISD for their failure to act in good faith with Providence Point. None-the less, on a 5-2 vote, they approved the rezone in order to allow construction of a high school on the site. In doing so, the Council ignored the recommendation of the City’s own Planning Policy Commission which was to leave the then current zoning of the property unchanged!
7. There are numerous inconsistencies, misrepresentations, and disregard for the greater community’s best interests represented in the various project documents posted on the City’s website including:
 - a. The Drainage Narrative claims there are “no road intersections proposed on the site” yet the Circulation Plan clearly shows at least two, if not five, intersections between interior roadways, and the architects referred to them a number of times during the Conference.
 - b. The Drainage Narrative does not speak to the impact on Laughing Jacobs Creek from the increase in total volume of stormwater runoff that will result from 75% of the site becoming impervious (virtually 100% of it is now pervious). The Narrative only claims that the flow rate will be “less than the current flow rate.”
 - c. Figure 3 attached to the Project Narrative, dated 5/27/2020, shows a “Revegetation Strategy” which includes an area called “Regenerating Forest,” yet the 2/12/2020 “Site Plan” clearly shows this area to be the parking lot.
 - d. The demonstrated (and widely promoted by ISD) need for the proposed project is to relieve overcrowding at Skyline and Issaquah High Schools. Yet, the 5/27 Project Narrative indicates that “portables are anticipated to be added to both schools.” (Figure 2 of the Trip Generation Distribution Final and the 6/21/19 Site and Circulation Plan documents designate the locations for these portables. To reiterate my oral comments, during public testimony before the City Council last fall and winter, ISD staff admitted that they were reducing the number of high school classrooms in order to afford to build the “stadium,” which we learn will be complete with 2000-seat bleachers, concession stands, press box, PA system, etc. This, despite the fact that the school could easily share Skyline High School’s stadium, two miles down the road, for interscholastic competition while building much less extensive and expensive facilities on this site for practices and PE classes which would not require the fan amenities associated with a “stadium.” Furthermore, during the Conference, the architects made numerous references to having to provide accommodation for expansion of the school buildings in the future. That will certainly prove to be much more expensive than if those spaces were to be built now, and definitely does not

- meet the stated, primary objective of relieving overgrowing! I view this as a reprehensible misallocation of public funds which sacrifices adequate classroom space for ALL students at both new schools for the benefit of only those involved in certain sports competitions.
- e. The Project Narrative states that “these buildings are not seeking green building certification.” This is ridiculous. While, during the Conference, Mr. Davis, the building architect, made several claims that environmental accommodations were being made; they amount to “window dressing.” We are in a climate crisis. This is a time for bold actions, not window dressing! Why aren’t they pursuing green building certification? (my answer – because they are trying to build these schools on the cheap so they can afford their unnecessary, full-on stadium). Why aren’t there solar panels on the roofs of both schools? Why aren’t there water capture and recycle systems in, and on, the buildings? Where are the heat pumps instead of traditional HVAC systems? Where are all the other real actions necessary to build environmentally responsible structures to meet green building standards meant to address the climate crisis? The Commission should require answers to these questions and require ISD to meet green building standards.
 - f. The Site Access Analysis totally ignores the negative impacts of traffic backups that will result on 228th at the single access/egress point for the development, and on the interior roadways, during school opening and closing times, as well as from the over 4,100 trips per day the site is forecast to generate. These impacts include increased travel times for non-school users and added pollution from idling vehicles. This analysis also ignores the potential safety implications of backed up traffic on potential emergency vehicle response to the site during peak traffic periods. These issues need to be address and mitigated.
 - g. The Arborists Report contains only a diagram, but no text. It illustrates the District’s intention to essentially “clear cut” the entire site, except for the steep-banked (undevelopable) strip along 228th and around the wetland in the southwest corner of the property. This intention is also revealed on Figure 3 of the 5/27 Project Narrative. Furthermore, the “Planting Code Diagram,” dated 5/13/20, which was not listed on the City’s website and had to be obtained by the Providence Point Board through a public records request, indicates numerous areas where “Administrative Adjustments” to the City’s landscape Standards are being requested to decrease the amount of replanting required. These Adjustments should not be allowed.
 - h. The artist renderings in the Building and Site-Perspective document vastly overstate the height and width of the landscaping on the site boundaries. Furthermore, there are no perspectives showing how the site will actually look from the Providence Point residences adjoining the site. These perspectives should be required.
 - i. No mention can be found in any of the online documents regarding any proposed mitigation of noise from on-site traffic, outdoor student activities during school time, or from after-school and evening activities at the stadium and baseball and softball fields. During the Conference, the architects acknowledged that the proposed berms and landscaping would do nothing to mitigate this noise.
 - j. During the Conference, Commissioners raised some questions regarding details of the buildings’ exteriors, including colors texture and screening of unsightly equipment. A staff member responded with words to the effect that the Commission would not

see “some of the details you are used to because those are not required in that part of town.” What? Why is one part of town any different than in any other part?

Furthermore, during wrap-up portion of the Conference, one Commissioner repeated his concern regarding screening of the back side of the high school from the view of drivers on 228th. I am astounded by what appears to be more concern for travelers on 228th (who would view it for a couple of seconds) than for the overwhelmingly negative visual impact this entire project would have on Providence Point’s permanent residents boarding the site. The Commission should require the “usual” level of detail for this proposal as well as significantly greater visual screening along its borders!

- k. The entire set of documents on the City’s web site is absent any mention of how the design would accommodate potential limitations on class sizes and student activities should there still be the existence of the current pandemic at the time they intend to open the schools. The 1918 pandemic lasted three-plus years; there is no reason to believe this one will be any shorter. During the Conference, in response to a question on this from one of the Commissioners, a City staff member said words to the effect that if it were done in these schools it would have to be done in all schools. I fail to understand why this is a barrier. It would be significantly cheaper to build-in such accommodations in these new schools now (such as easily moveable walls to facilitate classroom rearrangements, and circulation systems that would easily allow for the addition of advanced air filtration systems) rather than wait and have to retrofit them later.
8. To supplement my oral comments, the overall magnitude of the ISD proposal is simply not appropriate given the limited size of the site. While the total site is 40.8 acres, at least 5 acres of it are undevelopable given the slope of the strip along 228th and the areas around the wetland in the south west corner, leaving approximately 36 acres of usable space. A study done by the American Planning Association entitled “Report on School Site Selection” documented the results of a nation-wide survey of preferred minimum state guidelines for school site size. Results from Washington quoted in the report indicate a formula for high schools of 30 acres, plus one acre per 100 students in the school. Since the proposed high school capacity is ultimately 1,800, this formula results in a preferred minimum site size of 48 acres. This is clearly well in excess of the available land at this site and does not account for the addition of an elementary school. In response to this concern during the Conference, Mr. Davis stated that, “We don’t see that much [acreage] around here. We’re in the 20-30 [acre] range.” His statement is simply NOT TRUE; Skyline High School sits on 50 acres!
9. Allowing ISD to conduct the Phase 2 SEPA review of this proposal is a classic example of letting the wolf guard the chicken coop, as well as a massive conflict of interest! ISD cannot possibly conduct an unbiased environmental review of this proposal. The Commission should insist that the City be responsible for this review and that they hire a fully-qualified professional consultant to conduct it!
10. This proposed development will have significant, long-term, negative impact on property values within Providence Point, particularly on those properties immediately adjacent to the development. In fact, it already has had. Several sales in the area have recently fallen through once the potential buyers learned of this development. Where is the mitigation for that?

11. Finally, the City claims that it is an environmental champion, yet they persist in fast-tracking this development which will have significant, negative environmental impacts for which totally inadequate mitigation, or none at all, is being proposed.

PRJ19-00008 Attachment 082

For these reasons, and the numerous more raised by other members of the public, I urge the Commission, as strongly as I possibly can, to require adequate mitigation of these issues or, failing to receive such response from ISD, to reject this ill-conceived development in its entirety! You have the power to act on behalf of common sense, please use it!

Thank you for your consideration.

Cristina Haworth

From: Lucy Sloman
Sent: Tuesday, July 21, 2020 1:30 PM
To: Cristina Haworth
Subject: FW: Providence Point ISD High School #4 and Elementary School #17 Plan

Lucy Sloman AICP
Land Development Manager & Designated Official for the Urban Villages



425|837-3433 direct

425|837-3100 front desk

425|837-3470 REPORT SPILLS

*Community Planning & Development Department
(formerly Development Services Department)*

1775 12th Ave NW, Issaquah, WA 98027

[Issaquah, WA - Official Website](http://www.issaquahwa.gov)

From: grrodrgz@aol.com <grrodrgz@aol.com>
Sent: Tuesday, July 21, 2020 11:59 AM
To: Development Commission <DevelopmentCommission@issaquahwa.gov>
Subject: Providence Point ISD High School #4 and Elementary School #17 Plan

I am a resident of Providence Point who will be directly impacted by this project. I watched the recent Community Conference and was again disappointed by the lack of foresight included in the High School plan. This could be a high school I attended in 60's and 70's instead of a high school geared towards the future. They are cramming a High School, in which classrooms have been eliminated, in order to accommodate a football stadium. No reason has been given why Skyline's stadium, which is just down the road, cannot be shared. The plan includes portable classrooms when portables and overcrowded high schools are the stated reason for needing this new high school. Clearly, the site cannot fit a high school that meets population needs and a stadium.

The applicant asked for thinking "outside of the box" to help meet some code requirements. I suggest making this high school a magnet school for environmental studies allowing most of the site to be used for outdoor laboratories. Climate change is the issue that will impact generations to come and giving students the opportunity to study these issues and begin to generate ideas for combating the ecological impacts is curriculum for the future that will benefit all. Not only could the elementary school use the outdoor labs but other district schools could utilize the labs as well. Instead of destroying and displacing, this land should be protected and utilized to help inform what is the greatest issue impacting the planet. There are wet lands on the property, wild life such as owls, deer, bobcats, an occasional bear, various bird species, as well as native plants, scrubs, and trees. Leaving some of the site in its natural state would address some of the site grading that is being done to accommodate the playing fields. It would also allow a high school to be the size that is needed. More importantly to the neighborhood, this solution would reduce the noise pollution, glaring lights, and traffic that a stadium will cause. The neighbors surrounding the site are all elderly, many with health problems, and many who retire for the night well before a game at the stadium would be ending. We've retired to this community because of its tranquil setting and grounds. The market value of our residences will be negatively impacted by the proximity to these schools with the inclusion of a stadium. That means a decrease in the tax base supporting Issaquah. If the schools were located among the natural setting of outdoor ecology labs the impact would probably be minimal.

The argument that sports encourages teamwork fails to recognize teamwork can be learned in ways other than American football, to which women around the world can attest. The site could accommodate a gymnasium and probably a few soccer fields that could be used by both the elementary school and the high school. Students wishing more traditional high school sports programs could go to other schools in the area. A switch from school specific football teams to district wide teams could also be a solution since more and more parents are reluctant to allow their sons to compete in football. That's why soccer has become more popular. Personally never having played football or other sports, but having a successful career leading numerous project teams to eventually becoming CEO of two large healthcare organizations proves these skills are attainable in other ways.

Children needs schools that will give them the knowledge and skills needed to compete in tomorrow's economy and address the world's problems. It's time to build schools of the future and not continue to build schools which value sports over academics.

Gloria Rodriguez, MPH
4109 224th Lane SE #106
Issaquah, WA 98029

Cristina Haworth

From: Brian Moss
Sent: Tuesday, July 21, 2020 1:08 PM
To: Cristina Haworth
Subject: FW: Development Commission Meeting - July 15 - comments

Forwarding

From: Evo Bird-Traveler <desertbirdtraveler@gmail.com>
Sent: Tuesday, July 21, 2020 12:50 PM
To: CPD [External] <cpd@issaquahwa.gov>
Subject: Development Commission Meeting - July 15 - comments

To whom it concerns,

I know I have written to you several times about this project. I grew up a mile away from a high school and two blocks away from an elementary school so I know what the issues are living near a high school. If I had known three years ago when I purchased this home that a high school would be built here, I would have gone to Redmond's retirement community. Maybe, the school district should look at making offers on homes in the area so people can move.

I have watched the whole meeting and have some more comments and questions.

Because of the evaluation problems, this lot seems to be too small for the high school, elementary school, stadium, and baseball fields. The school district or the City of Issaquah could solve this problem by building a community sports area with a couple football stadiums and soccer fields that could be shared by all the high schools and hold tournaments. Since there are several large parks / undeveloped areas toward Fall City or Preston, maybe you could make it a joint effort. There is also 60 acres next to Beaver Lake Middle school. I see runners going by Beaver Lake Middle school everytime I drive by. I have never seen a runner going down 228th.

Since 228th is filling up with schools, I would like to know where the school district is pulling their students from for these schools? Are they all going to be bussed in from Sammamish, Renton or Preston? Why is the school not going over by the hospital? I still have not heard a reason why they are putting an elementary school on the same site as a high school?

Since I played softball for 4 years in high school, softball is usually played in the spring. The problem would be the grass and stands. The Providence Point building and resident cars will catch a few foul balls.

I would like more information on the 5 lanes of road going into the school. I think the gentleman was saying to meet Sammamish traffic regulation, they will need to widen the street to 5 lanes (2 traffic lanes in each direction and a turning lane). They are also going to add two new traffic lights. Is this true? It's going to be a nightmare to go down 228th or to get out of Providence Point. Especially mixing the elder driver with the inexperienced once.

I hear that this will raise our property taxes being next to a school and lower the value of my home. Is this true? What is the City of Issaquah going to do to fix this since we don't have children in these schools?

--

Thank you for your time,
Jane Bird
4133 224th lane SE

Issaquah, WA

PRJ19-00008 Attachment 082

Cristina Haworth

From: Diane Phillips <dianekphillips1@gmail.com>
Sent: Tuesday, July 21, 2020 1:48 PM
To: Cristina Haworth
Subject: Providence Heights

I would like to voice my concerns/comments/questions about the following items regarding the development of Providence Heights site:

Why would the City Council allow the Issaquah school district to take over SEPA compliance? This clearly would be a conflict of interest. I feel since the school district is so focused on implementing this project they are sidestepping many rules, laws, and codes. Their statement in the last meeting was that there were a lot of grey areas and they would request minor variances. They seem to be requesting one minor variance after another. When you add them all together they cause major impacts to our children/grandchildren's safety / education, their neighbors, the bond funds, traffic and the environment. Consideration of any requested variances should be consolidated with the MSP for a hearing before the Development Commission and decision by the City Council.

Safety

This entire schools population will be served by a single access off 228th Avenue S.E., which has a substantial grade estimated at 12%. There are no other accesses to the site, as private property exists to the west (Providence Point) and steep slopes and vegetation prevent overland, walking access to the east and north. We understand there will be no parking allowed on 228th in the vicinity of the project for concerned parents or emergency vehicles. In addition, the 744 elementary students will be younger children (pre-kindergarten to fifth grade), which poses special concerns in the event of emergencies.

The Development Commission should carefully review whether the access provided is sufficient not only during normal circumstances but also whether access is sufficient during emergency events such as fire, explosion, natural disasters or active shooter or other security scenarios. The Commission should take into account not just the on-site congestion of two schools but the congestion that currently exists on 228th Avenue S.E. both north and site of the site. Also, has anyone done any investigation of having grade school students and high school students in the same space?

Education / Structures / Funding

We cannot ignore COVID-19 environment or something like it in the future. New schools should keep this in mind when planning their layouts. We must spend our funds in the most value added way for all students. We must make sure that the site accommodates the best feasible technology at the time as we don't know if on-line education will be required again. We must focus on maximizing the space to support the largest number of students. Although a stadium might be nice it is not essential. When I heard at the last meeting that they had reduced space size to accommodate the stadium I couldn't believe it! The reason for the bond was because there wasn't enough room for the students in the current school district. Why then, when building a new school would we provide anything less than maximum capacity to support our students education? As far as I know, there was nothing in the bond regarding a stadium in it and the stadium should be off the plate to accommodate our students learning.

Traffic / Parking

There is no analysis of traffic impacts to the north and south along 43rd Way and 228th Avenue S.E. These are both two-lane segments and it is not explained how they will transition into the new intersection design at the entrance.

Moreover, the potential for cut-thru traffic in adjacent neighborhoods, especially to the east in Sammamish, should be carefully investigated and mitigated as appropriate.

They are putting in a new traffic light. How does that tie in to the one that is currently being put in at Providence Point? The applicant should be required to prepare a Transportation management plan.

At the last meeting/or report they also said they would open up their fields/stadium to the public. This would create ongoing traffic issues for everyone in the area and impact the serenity at Providence Point. At one of the first meetings we had, they said they would not open the fields/stadium to the public. This is just another thing that has been changed at the last minute.

Environment

At the last meeting they were talking about planting 8 foot trees only where they needed to without specifying where this is. The Development Commission should require that 30% of the significant trees on site be retained per code. They should also be looking not only at fast growing trees but trees that require little maintenance such as some of the evergreens that don't drop needles, pods or flowers. If they plant very small trees the impact to Providence Point would be enormous because most of us wouldn't be here by the time they provided any benefit.

They do not have a detailed analysis of how their storm water and drainage will work. The Commission should be aware that the District plans to route a substantial amount of its stormwater runoff into stormwater facilities that exist in the Providence Point community. These facilities are not only very old (1980s) but were installed under a severely outdated King County stormwater manual. There appears to be inadequate analysis of low impact development possibilities on this site to reduce runoff.

Runoff will flow to Lake Sammamish by way of Laughing Jacobs Creek. However, there is no analysis of impacts. Shortcuts in runoff treatment should not be allowed as it could impact the water quality for all.

Again, I am requesting that you (Developers Commission/ Issaquah City Council — not the school district) require a detailed MSP be completed, reviewed and approved before considering any requested variances. Before any MSP approval, I am hoping you will consider my concerns and comments listed above and will follow SEPA and all other codes / regulations as they are there for a reason.

Thank You

Diane Phillips

Providence Point

Issaquah, Washington

Cristina Haworth

From: Christine Crowle <jccrowle@aol.com>
Sent: Tuesday, July 21, 2020 2:26 PM
To: jccrowle@aol.com
Subject: RE: Providence Point
Attachments: ISD - MATURE TREES 7-20.doc; ISD - ENVIRONMENT IMPACT 7-20; ISD - MORE CLASSROOMS 7-20.doc; ISD - SAFETY 7-20; ISD - STADIUM 7-20.doc; ISD - Buildings 7-20.doc

Please take a moment to look at the following attachments:

Thank you,

Christine Crowle

The District should step up to the plate!

When Commissioner Price then asked if softball and baseball could be combined into one field, the Applicant answered “I’ve not seen it done before, the mounds are different.” Why is the District prioritizing TWO ball fields over the needs of so many taxpaying neighbors? At least 400 residents live within 50 feet of the property line, yet the needs of a few dozen athletes are deemed more important. Why can’t the District agree to compromise? Talk about teaching teamwork; compromise is a win-win situation, and simply in the best interest of both students and neighbors alike.



The Highlander residents will look directly into the ballfields

There are still too many unknowns about “maintaining existing mature growth”

The application states that the project “involves removal of significant trees.” During the Community Conference, the Applicant mentioned several times that they would “use lower-cost trees that we know will survive,” along with “mature vegetation around the perimeter”.

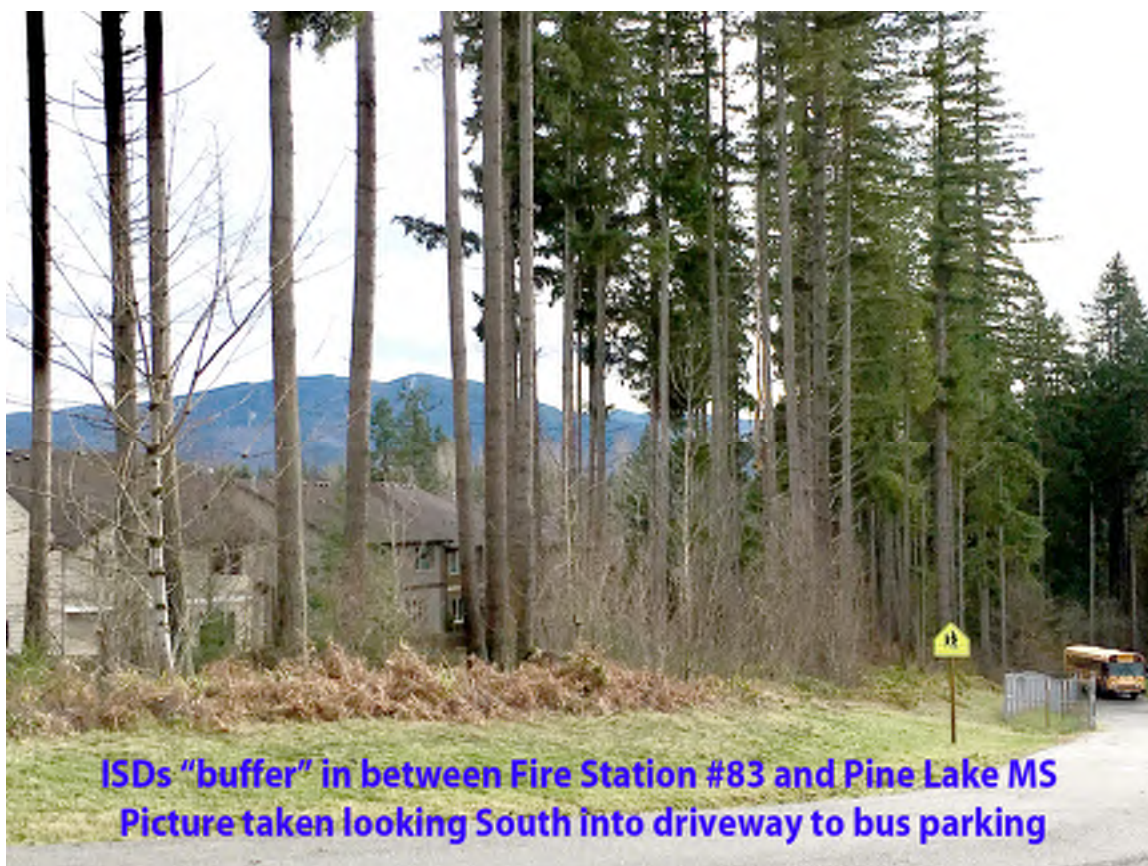
There continue to be contradictory statements about maintaining the existing mature landscaping, even during the Community Conference.

Using code to plant trees off-site doesn't maintain "existing mature growth"

The application states "Where it is not feasible to maintain the minimum tree density on the site, off-site planning or payment to the City Tree Fund can be accepted." Code allows the Applicant to use "replacement trees or payment of in-lieu fees." When asked about "offsite mediation" during the Community Conference, the Applicant said "We would explore that option if we run out of room on site." If this is the case, why does the District continue to say that they're negotiating with neighbors in good faith? What does it say to taxpayers that the priority is to spend \$11 million dollars on the Skyline stadium, but not money maintaining a healthy natural environment for students, staff, teachers, neighbors, and the community as a whole. We've all heard people say they move to a community for the good schools, but have you ever heard someone say they've moved here for all the concrete? The lack of trees? Commissioner Morgan's comment about how the new Pine Lake school is an eyesore due to the lack of trees points to a very specific decision by the District that is in danger of being repeated here. Does the city want to create another eyesore? Lower the tax base?

We don't have to imagine what it'll look like; we already know

This is what a 35' buffer for the neighborhood between Pine Lake Middle School and Fire Station #83 looks like. There's nothing in the code to keep this from happening to nearby residences in this case. When asked about creating more of a buffer by the Highlander, the Applicant flat-out stated that "We can't really save a tree if it impacts the softball field." And when Commissioner Schulte asked "will the rooftop units be properly screened from the school from the site?" the Applicant replied that the arborist will decide. He reiterated that it's important to "save the trees even if it only adds to the buffer five of two or 3 feet." We agree!



This site design impacts the health of nearby residences

The application notes a “60’ buffer” without noting that that’s just an average. In one place, diesel buses will *idle some 30’ from elderly neighbors’ residences*. And when parents pick up their kids at the elementary school, they’ll idle within 50’. Seniors are a vulnerable population. This plan puts them at risk.



Lighting is already a concern at other sites and will be here, too

When asked about lighting for the ballfields, the Applicant replied that “there will be lights for the tennis courts, but none are planned for baseball *at this time*.” Why are there lights for something that the Applicant has called “academic curriculum”? This is quite simply absurd. What about the safety of the students during this unsupervised activity? And who will make sure that lights are off when not in use? This picture shows a typical night at Pine Lake: the lights are left on even when sports fields are not in use. And lights are on when even a half dozen students are using the fields. Surrounding neighbors should not be impacted this way!



*Typical view of empty Pine Lake sports fields,
where light use is not closely monitored*

The current plan doesn't answer the District's, parents', and students,' repeated cry for more classrooms

Commissioner Schulte asked about where the portables are and if they are “calculated as part of the FAR”. Commissioner Price asked “Future growth? What does that mean?” The Applicant answered that the area left of the high school, the “student athletic plaza”, is where more classrooms would be built in the future, adding that “portables are a short term solution until an expansion can take place” and “we need help with creative thinking to help us through that part”. This seems like a pretty simple solution: build more classrooms and dedicate less of the limited site area toward a stadium and two ball fields!

This plan prioritizes spending budget on parking spaces instead of academic spaces

The Applicant pointed out that they are building extra parking now because “if we expand the high school and add students we will need more parking.” Adding parking now “will be using the taxpayers money more wisely because it will be more expensive in the future”. Why save money now by adding parking but not adding classrooms? Where is the common sense in that?

Including a big stadium impacts the number of classrooms

When asked about the details the Applicant expressed dismay, stating “look at Skyline: they have lockers, changing rooms, storage, and other rooms for *their* stadium. We have *had to* include them in the high school building itself.” Why is the District pushing so hard for the stadium that will reduce space in the high school building? And why do they make it sound like a sacrifice?

Pouring money into a huge stadium and two ball fields quite simply takes money away from STEM programs

The District needs to focus on what our country needs most in the near future: STEM (Science, Technology, Engineering, Mathematics) programs. These are more crucial than ever! Their definition of outdoor spaces as “academic curriculum (for example, track and field areas)” doesn't fulfill that need. Sure, coaches talk about how important sports are for learning teamwork, and as a high-tech area teamwork is crucial. But how many high-tech workers do you know who played football in high school? Practical teamwork is learned in the classroom, with students working together on projects like they will in the real world, not on fantasy football teams.

Re-define “infrastructure”

The application states that “These projects are necessary to keep pace with enrollment growth in the District.” Yes...and no. Seattle is home to some of the most innovative companies in the world. Re-defining brick-and-mortar infrastructure impacts all of us daily, from shopping to being able to virtually commute instead of having to sit on the freeway in heavy traffic. That has become especially true these last few months. School districts around the country have learned that it's crucial to have off-site teaching capabilities, including infrastructure for distance learning. Forward-thinking school districts were more prepared for our current crisis. They invested in virtual infrastructure. ISD is proposing to spend money on facilities that are only used 70% of the year. When one commissioner reiterated a public comment about planning for such a

large facility during the midst of a pandemic, the Applicant answered “if we did anything here, we’d have to do it for all our schools.” This is NOT the kind of limited thinking that sets us up as good role models for the next generation. Instead, reallocate budget for brick-and-mortar projects that can help students learn from remote sites. Pair this with smaller buildings for two- or three-day classroom instruction that can be rotated to meet the District’s need – especially with growth. This is truly the 21st century model.

There simply isn't enough room for everything

During the July 15, 2020 Community Conference, the Applicant repeatedly stressed that they were “challenged with space because of the lack of flat areas” and that they faced “multiple topographic challenges” trying to fit everything into the site. This seriously impacts every aspect of the current design. The City of Issaquah Planning Commission urged the District to scale down these plans.

Older site plans were safer

The District has gone in the opposite direction of past recommendations, making it less safe for neighbors and students alike. There's a glaring lack of planning for student safety during emergency events such as fire, explosion, natural disasters. And what will happen in the case of an active shooter? Where will students evacuated go? It's a terrible, but real, possibility.

There was enough room on the site for a college but not a high school?

The Providence Heights College fit classrooms, administrative offices, dormitories, an auditorium, a cafeteria, a library, an indoor pool, a gym, and a chapel onto the site and into only **210,000 square feet** – and still kept the natural setting intact! ISD's plan is for a “new 226,500 square foot high school building with 56 classrooms and capacity for a future 10 classroom addition.” It seems that the nuns had a much better understanding of budget, priorities, and integration into the surrounding community. Why can't the District?



Developers of the Providence Heights College fit classrooms, administrative offices, dormitories, an auditorium, a cafeteria, a library, an indoor pool, a gym, AND a chapel into 210,000 square feet - and still kept the natural setting intact!



The ISD's proposal is for "A new 226,500 square foot high school building with 56 classrooms..." This isn't an effective use of the site.

There's already a stadium down the street

The District recently spent 11 million dollars for a complete rebuild of the Skyline High School stadium two miles from this site. The public reaction to that stadium, with its grandstands and executive boxes and increased traffic, should serve as a teachable moment for the District. Hopefully the Development Commission can help ISD not repeat mistakes at the public's expense.

A 2,000-seat stadium will impact neighboring property values

The District needs a good tax base to continue future operations. Building this stadium next door to more than 1,000 residences will have a negative impact on the neighborhood value and its tax base. Neighbors in those residences won't USE this school but WILL continue to pay taxes for its operation. Who wants to buy a home next to a large stadium in a residential neighborhood? That alone is enough of an argument for the Commission to vote against including this, and for the City Council to reject including a stadium this site plan.

The current site plan doesn't show the true scale or impact

The Applicant pointed out that "the scale on this could be better" and pointed to the home bleachers, which are covered, and the visiting bleachers across the field, adding that "they don't really show up here". How can the Commission – or the City Council make an informed decision with these limited information?

Nighttime and public events will pose a safety threat

During the July 15, 2020 Community Conference, the Applicant said that keeping students "in view" for their own safety informed the current design; it was one of the reasons for not having an underground parking garage. We agree with this!

Likewise, safety of nearby neighbors, with some 2,000 older residents, should also inform the current design. Seniors are a vulnerable population – and their medications are plentiful. This poses too great temptation to teenagers, especially those with visiting teams. The stadium and high school are less than 30 feet from nearby residences! Will the District hire extra security? Off-duty police officers? How much will that cost taxpayers? Will there be patrols within the grounds of Providence Point? Along the fence line of Bellewood?

The Commission's concern about the buildings are the same as the surrounding community's concerns

The Application itself states that “transitions to adjacent architectural styles that may be in conflict.” Commissioner Morgan summary voiced concerns about how blank the walls look and that the building “looks too industrial, too institutional.” When Commissioner Morgan asked about “gray panels and harsh blank metal walls”, the Applicant responded that “The exterior is a sparkly gray so it will capture light” and “the verticality of the buildings matches the trees on the site.” He also stated that “there is bark like texture on the exterior of the buildings to mimic the bark of a tree.” It’s hard to not chuckle at these statements when looking at the drawings. In reality, the building is simply a sore thumb. Commissioner Price commented that “it’s important to understand the responsibility you have to the neighboring community.” And Commissioner Schulte asked “can we review the buildings more in depth” and the Applicant answered yes, but there was no date given nor was it said that there would be a chance for public comment on that. It’s hard to disagree with such common sense statements; the question is if the District and City Council will act on this common sense the same way they acted on the Planning Commission’s...

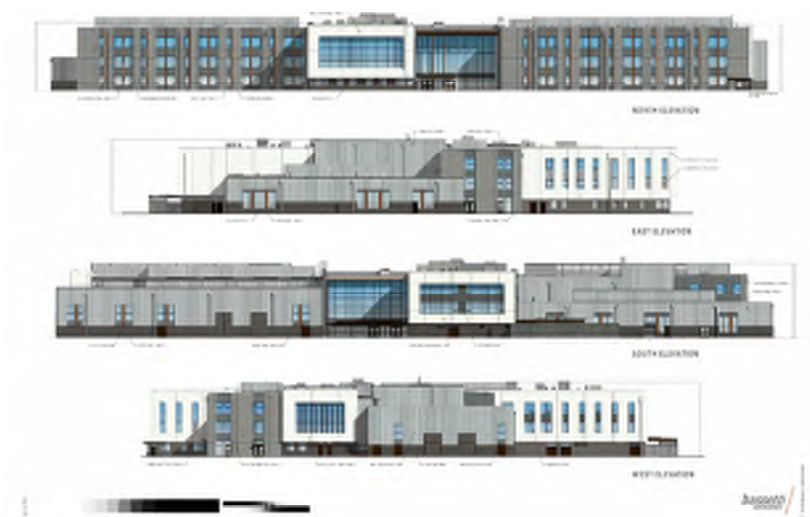


Contrary to the application, the buildings do not fit into the surrounding neighborhood

This application’s statement that “several larger scale community facilities such as a Clubhouse, Indoor Pool, Café, Apartment building, Fitness Center and tennis courts” suggests that their buildings will fit right in. They won’t. The high school as proposed, with its bulky mass, will be some 50 feet high. The trendy, architecturally-severe is merely a template the designer has just plopped down without regard to the community. Nearby residential buildings, with wood siding and architecturally-friendly details, are shorter and fit into the surroundings.

How will these sore thumbs impact home values?

The District needs a good tax base to continue future operations. Building this high school next door to more than 1,000 residences will have a negative impact on the neighborhood value and its tax base. Neighbors in those residences won't USE this school but WILL continue to pay taxes for its operation. Who wants to buy a home next to a large stadium in a residential neighborhood? That alone is enough of an argument for the Commission to advise changes.



Cristina Haworth

From: Carolyn Wolcott <cwolcot@yahoo.com>
Sent: Tuesday, July 21, 2020 3:09 PM
To: Cristina Haworth
Subject: Subject: Providence Heights

The city council should not allow the Issaquah school district to take over SEPA compliance. This is clearly a conflict of interest. I am extremely concerned about the high volume of traffic this project will create. The safety of this road with this much added traffic is a major concern. The applicant should be required to submit a transportation management plan. There needs to be an environmental impact statement reviewed by the city council. The development commission should require that 30% of the trees on site should be retained per code with a significant buffer between Providence Point and the school property. Also runoff water is a concerning problem. Providence Points water runoff system is old and water runoff will also affect Lake Sammamish and Jacobs Creek. Shortcuts should not be allowed as it could impact the water quality for all. Carolyn Wolcott, cwolcot@yahoo . Providence Point Resident.

Cristina Haworth

From: Connie <auntgrumpy@comcast.net>
Sent: Tuesday, July 21, 2020 4:34 PM
To: Cristina Haworth
Cc: David Kappler; Janet Wall; Joanna Buehler; Mary Lynch
Subject: Re: COM20-00001 - Community Conference Materials input
Attachments: Comments on Issaquah School District High School.docx

Hi Cristina,

I have included both the application information required for a Community Conference, Comp Plan language pertaining to schools and code language that applies to Community Conferences.

Below that info I provide comments. I ask that this information be provided to Development Commission as feedback and further comment. From my understanding this is allowed even if you are already calling their role quasi judicial. I further ask that this letter itself and my prior communication on this topic become part of the official record in addition to being part of the summary. I have had problems in the past ensuring that all items end up in the official record so I want to be very clear.

I also need to have the code interpretation for the development of the schools that I had asked for some time ago. Ask Lucy about that.

Otherwise, see attached.

Thanks,

Connie

Comments on Issaquah School District High School & Elementary School

PR 19-00008 Attachment 082

Community Conference Submittal Requirements:

<https://www.issaquahwa.gov/DocumentCenter/View/707/Community-Conference-Submittal-Requirements?bidId=>

Issaquah Municipal Code language on Community Conferences:

18.04.140 Community Conference.

A. *Purpose: The Community Conference is an informal public meeting hosted by the Development Commission. The purpose of the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project. It is intended to provide a means by which the applicant, staff, the Development Commission, and the public are able to work together in a productive and creative manner.* However, options and issues raised may not be all inclusive and no guarantees on the project outcome are made at this stage.

B. *Expectations: The applicant can expect the following results from the Community Conference:*

1. *The more information an applicant can provide for a Community Conference, the more complete the staff's review and input will be for the proposal;*
2. *Any information or opinions expressed by the Development Commission or the staff shall not be binding on the final decision or constitute approval or denial of the proposed project;*
3. *Inconsistency with the Comprehensive Plan, this Code and other applicable policies and regulations will be discussed;*
4. *Development Commission, staff and applicant should discuss creative approaches to address challenging site constraints or potential mitigations;*
5. *Recommended revisions or modifications to the proposal will be discussed; and*
6. *The applicant should be aware that additional modifications will most likely be required before the project review is final and a decision has been made.*

C. *Process: The Community Conference shall be held in a place that is readily available to the public and large enough to accommodate the anticipated number of people who may be present at the meeting.* Notice shall be provided as set forth under Public Notification. (Ord. 2108 § 4.3.4, 1996).

LU Policy G3 Partner with the Issaquah School District to site Compact Schools to meet the anticipated growth throughout the District. New Compact Schools shall be located to offer safe pedestrian, bicycle, transit and public access from the community to the facility.

LU Policy G4 Compact schools shall be designed to allow bus and car access yet prioritizing buses over cars, including bus only drop-offs and pickups with pathways for bus riders, transit riders, cyclists and walkers to the facility which culminate in weather protected entrances to create comfortable waiting areas. Separate bicycle paths from sidewalks to ensure safe pedestrian access to schools.

LU Policy G5 Siting of Compact Schools shall reflect land scarcity by using smaller footprints; on lots smaller than that of recommended State minimum acreage guidelines.

LU Policy G6 Compact School design shall use the least amount of land for development and supporting infrastructure that is reasonable under the circumstances by building taller buildings, using nearby public parks and recreational facilities when available and minimizing the use of portable and modular units.

LU Policy G7 Partner with the Issaquah School District and other entities; when appropriate to provide shared uses of facilities meeting the needs of the students and the neighborhood community, such as school meeting rooms, on and off-site parking, multi-purpose outdoor spaces, and on and off-site recreational facilities.

LU Policy J5 Design and create trails, sidewalks, bikeways and paths to increase connectivity for people by providing comfortable, direct or convenient links between:

- a. Residential neighborhoods
- b. Schools
- c. Recreation facilities and parks
- d. Employment centers
- e. Shopping and service designations
- f. Community gardens, and
- g. Transit

T Policy K5 Continue to identify additional opportunities for walking paths, natural or paved, that link destinations such as neighborhoods with schools and parks and work closely with developers and City departments to implement them. Key areas of focus include but are not limited to North Issaquah, Squak Mountain and South Cove.

EV...Finally, "good schools" are a fundamental component to our family-oriented community. People relocate to Issaquah, and continue to live here, in part, because of the excellence of the public schools and educational opportunities.

EV Policy C1 Encourage the provision of high-quality, primary secondary and postsecondary educational systems in Issaquah, as well as education and training opportunities to maintain a skilled workforce and local labor pool.

EV Policy C2 Assist the Issaquah School District and Issaquah Schools Foundation to be well integrated with the business community.

P Goal C. Connect parks, neighborhoods, business districts, schools and other activity areas together through an integrated system of trails and open spaces.

Comments:

1. Critical areas and their buffers were not shown or clearly shown.
 - a. There is erosion hazard/slope hazard area on the property per mapping.
 - b. The area is considered Lower Tributary Drainage per King County, yet the discussion of stormwater did not discuss the drainage to Laughing Jacobs Creek.
 - c. Please ensure that all critical area buffers are protected with no reduction. Code does not ensure buffer reductions
2. The language in the Comprehensive Plan that discusses a variety of topics related to Schools was not provided and was only vaguely discussed after being brought up in public comment.
 - a. Compact Schools
 - b. Helping School plan for growth (portables?)
 - c. Connecting schools to surrounding areas via trails and non-motorized modes.
3. FAR. The statement that the schools could not meet the FAR but immediately require portables is...bizarre. Build a larger school if you are instantly building a school that is undersized.
4. The High School is taking up no grade in a sloping site. Why? How could this building be changed to better accommodate the land? Parking underneath?
5. The insistence on a stadium with a full size field is short sighted. Imagine a different way. For example, pools are in very short supply in this area. Put a pool under the High School and create a facility for all schools in Issaquah. (Look to California where pools are built into their schools.) Then share a stadium and have a series of smaller play fields on different levels to accommodate the grade changes. (See Compact Schools)
OR go without tennis courts and share courts with a neighboring High School
OR reduce or eliminate the student parking.
6. The presenters disregarded any potential for change in learning coming from the Covid 19 pandemic. Again, IMAGINE a better way of teaching and learning. IMAGINE a more efficient use of buildings...morning, afternoon and evening...some days in school, some days remote. IMAGINE using your very best teachers to create remote modules that could be provided to all schools for equity and excellence in learning. IMAGINE having schools built to accommodate both outside and inside learning...expanding the number of classes available. What does that look like?
7. I asked for an interpretation of exactly which Code language would be used for this development long ago. I have not received this interpretation, yet the Community Conference is supposed to outline what deviations from the Code might happen. It is not possible to know the deviations unless you know what the Code is. The Development Commission and the Public were not provided with the tools for making educated comment.

8. Trees: I cannot comment well on trees as I do not know what rules are to be used for tree protection. So generally, change the building style & grading areas to retain the mature trees...AS A PRIORITY.
9. The Community Conference is supposed to be a discussion that includes the public. While the DC, Staff and the Applicant were able to 'exchange' ideas...the public was only allowed to present questions and thoughts.
10. The format initially stated that only 30 people would be allowed to speak. This morphed into 30 minutes of public comment. (Notice the Code language highlighted in the language at the beginning.) Limiting the amount of time and the number of possible attendants is in conflict with the mandated (shall) process.

Summary:

Development Commission did well at the meeting. Thank you.

The meeting format was not in keeping with the reason for having a Community Conference. I doggedly state that significant Community interaction makes a project better. When the public doesn't show up, a Community Conference is a failure.

The Code being used is unknown, so it is impossible to make educated comment. The Comprehensive Plan language was similarly left out even as it clearly applies to this application.

Most stunning is that the District does not want to build a bigger school which could then potentially meet the required FAR, instead they want to have portables even as the School opens for the first time. Money is the problem they say, I say that is an excuse to do things the same old way again.

Thanks,

Connie Marsh

Cristina Haworth

From: Lucy Sloman
Sent: Tuesday, July 21, 2020 5:31 PM
To: Cristina Haworth
Subject: FW: Comments for Issaquah Development Commission
Attachments: Comments for Issaquah Development Commission.docx

Lucy Sloman AICP
Land Development Manager & Designated Official for the Urban Villages



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*Community Planning & Development Department
(formerly Development Services Department)*

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[Issaquah, WA - Official Website](http://www.issaquahwa.gov)

From: Roberta Brown <brownrs@plu.edu>
Sent: Tuesday, July 21, 2020 5:30 PM
To: Development Commission <DevelopmentCommission@issaquahwa.gov>; Lucy Sloman <LucyS@issaquahwa.gov>; Mayor <Mayor@issaquahwa.gov>
Subject: Comments for Issaquah Development Commission

Thank you for the very fine July 15 Community Conference. Attached are my follow up comments to the proposed project on the former Providence Heights property.

,

To: the Issaquah Development Commission

Thank you for your insightful queries during the July 15 Community Conference. Your role at this juncture in the proposed, monumental project, is vital. I will limit my comments below to follow-ups on the Conference.

Campus Access:

As you discussed, the study of traffic flow along 228th Street is partial at best, and does not yet include studies from the City of Sammamish. Nor does it include a traffic light with turn signal at the entrance, though the Applicant spoke as if it were presumed, even though none is yet budgeted or planned for, to my knowledge. (According to the write-up on the Issaquah School District (ISD) website for elementary school building project (#16), the City of Sammamish requires that the School District itself pay for any road or light improvements for school access.) Yet, even with a light with turn signal, the reality is that hundreds of backed up north-bound school-destined vehicles will have unbearably long waits before gaining access through a left turn arrow and across the heavy morning flow of oncoming traffic, to the school property, even with staggered hours. And given that 228th is one of only two main arteries between the Sammamish Plateau and Issaquah/I-90, and that it is just two lanes at the proposed school entry (with no space for widening), the already present line of south-bound back-ups will be further compounded, making 228th a standing parking lot during several hours each day. Results will include a vast spill-over of angry, impatient students and staff onto surrounding residential streets across 228th St. and up to Pine Lake Middle School, and collisions occasioned by desperate, young drivers. At full build-out, upward of 3,000 individuals (counting some parents who inevitably drive their children) will be coming and going daily. Further traffic studies will not change the reality of the school's lack of accessibility.

Further, this may be the only non-rural school in the State to lack access by public transportation. As well, there are next to no homes close enough to the location to allow for access by foot or bike (in spite of the lanes provided in the design), and were they to exist, the single 43rd Way/228th access road is extraordinarily dangerous at any time of day. Aside from the occasional adult biker making the 43rd Way hill up from Lake Sammamish (known to be among the most challenging hills for bikers in the State), there are no walkers or bikers along that entire stretch, even where developers have added the few required sidewalks. The road is too dangerous, and the hills too steep, for bike or pedestrian access to the school.

This lack of operable access is compounded by the immediate bordering of high-density senior residential buildings on three sides of the property, with no access roads. Furthermore, the resulting large proposed network of interior campus roadways coming up from 228th St. and spreading across the campus itself, significantly reduces curriculum-related space, and increases project expense while draining bond funds. In summary, the 2019 recommendation of Issaquah's Planning Policy Commission not to rezone the three parcels to allow for a high school, was prescient.

From what I have gathered in closely watching this project over the years, a major reason for the difficulty ISD is having in finding suitable property elsewhere is its insistence on including a stadium and extensive playfields in what is a highly dense urban area.

Elementary School:

Thank you for requesting a 3D mock-up of the proposal. Among other features, it should help visualize the elementary school site: what could only be a cramped, chasm-like playground, surrounded as it is by the three-story structure of the school itself, the multi-story back of a stadium, and the abutting row of senior resident garages -- a sad contrast to the sprawling, beautiful playgrounds at the District's other elementary schools. An added concern is the level of noise that will result from constant car, bus, and service vehicle traffic on the immediately adjacent road, amplified by the stadium back wall, along with the all-day recess noises immediately next to classroom windows.

One other site predicament: Given the inevitable traffic jams much of the day along 228th Street and 43rd Way, and the school's location tucked in the back of the campus, simply dropping off a child, making a classroom visit, or finding a parking place, will be onerous. In sum, parents will be clamoring to have their children attend one of the six more accommodating, spacious, and accessible neighboring elementary schools, none of which are squeezed up next to a high school.

Throughout hearings over the last year, recognition has quietly surfaced that the ISD population is not increasing to the point of immediate need for school # 17. Five of the ISD elementary schools are already clustered on the Sammamish Plateau roughly within less than one mile of one another, and along the jammed public access roads mentioned above: Endeavor, Discovery, Sunny Hills, Creekside, Challenger. Construction of a sixth school within this clustered radius is the 78,000 sq foot School # 16, originally planned for Issaquah Highlands, now underway on a 13.3 acre site, with immediate access off Pine Lake Road. This proposed school # 17 now under consideration is within a mile of Sunny Hills and less than two miles from Discovery, as well as school # 16. The 2016 bond measure extends through 2026, so it seems that there is no rush to build. Might plans for school # 17 be postponed, and meanwhile, this portion of land be left undisturbed for environmental reasons?

Stadium:

Inclusion of the proposed soccer/football practice area, track, tennis courts, and baseball field reflects student expectations. And some consideration has been expressed for shared use of the luxurious, rarely used, soccer and softball fields at Pine Lake Middle School, just four blocks up 228th St.

The proposed stadium structure, on the other hand, provokes widely shared objections. Adding to the many, repeatedly expressed stumbling blocks: 1) The long, narrow design with poor visibility from many seats onto the field, will result in empty stands and many spectators standing on the fields; 2) Soccer and track events generally take place afternoons, so open bleachers with informal seating are adequate, and in the case of track, preferable, as they allow for greater spectator movement to follow the events; 3) Cost savings and space can be redirected to enlargement and redesign of the high school structure, resulting in fewer AASs; 4) The environmental impact of a several-story high, impermeable, permanent stadium structure will be considerable, when compared to the modest impact of outdoor bleachers and the lower levels of occasionally needed afternoon lighting.

As repeated time and again, it makes full sense and would be a normal practice for Skyline and the proposed school to share a stadium. Of note, the one commentator during the Conference who spoke in favor of the school, asked us to visit Skyline, just to envision how wonderful the campus with a stadium would be. This commentator missed the point that Skyline is built on 50 flat acres; at best, the proposed high school and sports fields/stadium will have to cram onto some 20 acres, once room for roadways, the elementary school, and unusable slopes and wetlands, are taken into account. A stadium is not feasible, or a fair use of taxpayer dollars.

High School:

The school structure is clearly too small and restricted. 1) Just comparing the proposed, cramped, 487-seat auditorium with an extravagant 2,000-seat stadium, reveals the priority given to competitive, extracurricular sports over curriculum-required arts and student body gatherings. 2) plans are already in the works for four needed portables (eight classrooms), with no planned space or location. 3) The Applicant's request for "the Development Commission to consider whether the areas of ... vegetation along the east side of the property adjacent to 228th Avenue can be considered for academic curriculum" are insulting and disingenuous: the roar of passing traffic, thick blackberry brambles, the steep slope, the few remaining mature trees.

It seems imperative for the Commission to request a redesign of the high school to allow for more curriculum space, taking into consideration whatever academic emphasis by which the school has chosen to distinguish itself. My understanding is that members of the School Board favor an emphasis at this school on health and the environment, which would complement well the STEM and International Baccalaureat programs at other ISD high schools.

Following up on the considerable discussion at the Conference about the outward, industrial appearance of the building, I searched on-line for examples of U.S. of schools with the proposed flat, blackish (speckly) material, and could find none. The material appeared to be more typical of cosmopolitan downtown office buildings and municipal utility and waste water facilities. Was it proposed for budgetary reasons? Would the dark color result in added heat absorption? Whatever the reason, I trust that the Commission will request a more substantial looking, possibly combined brick and/or sandstone, lighter-colored exterior in the final proposal.

Finally, is the admitted absence of green building elements in the proposal a result of budgetary concerns? Does the school meet the Washington Sustainable School Protocol (WSSP) or LEED Certification, required if I understand for any future State funding? (See discussion of Chapter 39.35 RWC-for High Performance School Building on the OSPI website.) This school borders the wealthiest, neighboring city of over 60,000 in the U.S. Area residents are progressive, well educated, and willing to pay for the finest construction and education possible for their children. This cookie-cutter school, whose quality is sacrificed for a needless stadium, doesn't seem appropriate for its setting.

Critical Areas and the Environment:

Since its inception, this has been the thorniest area for any use of the Providence Heights property. The present proposal does not relieve any ongoing concerns. The Staff Report, for example, lists a lack of required information from the Applicant concerning wetlands and

mitigation. Might the proposal be placed on hold, pending an independent secondary review of the Wetlands, which I understand to be a fairly common procedure? A second concern: For the demolition permit of the former college buildings on the property, Churchome was required to test for any remaining asbestos and PCBs (from the two transformers) in the soil. Is this report in the records, and is it satisfactory?

Finally, the City Council's vote to rezone the property rested on firm and repeated assurance from City Planners that the public would have a long period for reviewing a full environmental impact statement required to accompany the final project-level SEPA Review. Speakers at the related hearings were not even allowed to bring up environmental concerns at the time, as this was stated to be a matter for the Project level stage of public comment, which is now in process. Does this assurance by the City take precedence over the ISD stated plan in the applicatin not to produce a SEPA review until 14 days before the City Council decides on the proposal, and thus to prevent public comment? Would it betray the trust that the City Council and citizens placed in the process? (I note that the SEPA report for school # 16, posted on the fence of the property itself, states, "the ISD, acting as lead agency for this proposal, has determined that the proposal, as mitigated, does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.20C.030 (2) (c).)" Admittedly this confusing public notice raises multiple very serious concerns. It only seems reasonable that you require completion of the EIS, and opportunity for public review, well before putting forth your recommendation on the project to the City Council.

Thank you again for your attention to these sensitive and vitally important plans for the expenditure of over one hundred million tax-payer dollars on three of Issaquah's few remaining now undeveloped parcels.

Roberta Brown

Issaquah, WA

(brownrs@plu.edu)

Cristina Haworth

From: harrystoffer@netzero.net on behalf of harrystoffer@netzero.com
Sent: Tuesday, July 21, 2020 9:39 PM
To: Cristina Haworth; DSD Support Services
Cc: jillbrahm@yahoo.com
Subject: ISD high school #4 and elementary #17
Attachments: DevelopmentCommission072220.docx

Dear Ms. Haworth,

Please include the attached letter in the materials that the commission members will review and to which the applicant is required to respond.

And please include me and my wife among recipients of any report that is generated from the community conference on this project.

Thank you,

Harry Stoffer

July 21, 2020

Development Commission
City of Issaquah
Issaquah, WA

Dear members and staff of the commission:

The Issaquah School District is going to do whatever it wants with its Providence Heights property, and all the city meetings about the project – by planning and development commissions and City Council – are just for show. A charade.

Well, that's the word on the street (yes, even Issaquah has word on the street, and, all too frequently, it is right on target).

But this time I choose not to believe it. I am counting on the Development Commission and, with its guidance, the City Council to determine that this project cannot go forward without a top-to-bottom overhaul.

The school district's plans have been egregiously flawed from the outset. The city planning commission saw that fact and recommended last fall that the property not be rezoned to allow this project to proceed as designed. Some City Council members also saw major flaws, but a majority let the proposal proceed on the grounds that, in a "phased review," improvements could occur later.

Now is that time.

Unfortunately, school district officials and their contractors merely talk about working with the city and with the neighbors to alleviate concerns. The plan is essentially unchanged from the original concept disclosed two years ago.

Simple truth: the district is trying to squeeze too much onto this property and is showing near total disregard for the invaluable environmental features of this land.

While much it made of the schools' obligation and desire to teach young people about environmental preservation, the district's basic plan for this property is to bulldoze everything in sight and build run-of-the-mill industrial-style school buildings. The renderings shown so far could pass for an auto assembly plant or an Amazon fulfillment center, aka warehouse.

I know the contractors are trying to toe regulatory lines regarding storm water, wetlands, token tree replacement and such. But much more is at stake. What happens to the wildlife that will be displaced from this heavily forested land?

Where do the animals go when their homes – the trees, the grassland, the burrows, the streams – are bulldozed into another lifeless industrial landscape? Is anyone even trying to determine what species are present and in what numbers?

I could go on. But you already know about many of the other major issues: incompatibility with surrounding neighborhoods, potentially horrendous traffic on 43rd Way and 228th Avenue, the obscenity of a sports stadium next to senior living facilities and so much more.

The red flags have been raised. Members of the planning commission saw them. Some members of City Council acknowledged them. At some point someone needs to say, “This must change in significant ways.”

Now is that time.

Respectfully,

Harry Stoffer

and Jill Brahm

22495 SE 37th Ter.

Issaquah, WA 98029

mobile: 301-537-5780

harrystoffer@netzero.com

jillbrahm@yahoo.com

Cristina Haworth

From: David Peckarsky <greatpac@comcast.net>
Sent: Wednesday, July 22, 2020 10:41 AM
To: Cristina Haworth; Development Commission; CPD [External]
Cc: Ruth A Peckarsky; laff_n_live@yahoo.com
Subject: Feedback Community Conference for Issaquah School District Schools Proposal at Providence Heights site, Project File No. PRJ19-00008

21 July, 2020

Issaquah Development Commission

135 E Sunset Way

Issaquah WA 98027

Lucy Sloman, Land Development Manager

Issaquah Development Commission

135 E Sunset Way

Issaquah WA 98027

Dear Development Commission Members and Issaquah Staff:

My wife and I attended the virtual Community Conference on the proposed Issaquah School District project situated on the 40-acre site immediately north of Providence Point. I was a member of the City of Snohomish Planning Commission for a number of years and served as its chair in the early 1990's, so the format of the meeting was familiar to me.

While the presentations by ISD's consultants were informative, the process is flawed in many ways. The proponents, the Issaquah School District (ISD) staff and School Board, are sheltered from direct questions from both members of the Development Commission and the public. While numerous legitimate concerns were voiced

regarding parking traffic, drainage, tree loss, negative impacts on views, emergency access, safety and security and more, the process provides no avenue to actually resolve areas of disagreement.

While the proponents have professional advocates to explain defend and advocate their plan, Commission members and the public are at an immediate disadvantage: we must rely on the ISD's partisan professionals to field and answer our questions (maybe). While City Planning staff are present to play an informational role, ISD's advocates have no qualms about dismissing any feedback that is not consistent with ISD's vision of what the project should include and how its elements will be arrayed on the site.

While the discussion was certainly courteous, commissioners could do little more than voice concerns and offer suggestions. Many of the answers given by ISD's consultants were of a dismissive nature and clearly conveyed the fact that many of the assumptions behind the plan were "a fait accompli" as far as ISD is concerned. Although there is still much more "process" to go, sadly, it is not difficult to see the seeds of a future lawsuit already taking place.

Just beneath the surface of the presentations by ISD's consultants, it is clear that their plan has been driven by a number of underlying assumptions set forth by the school district:

- The facility needs to have a large stadium even though \$11 million in taxpayer funds have recently been spent on a stadium at the district's Skyline HS only two miles away. Aside from internal political concerns about "equity" in facilities, it is mind-boggling that the need for another stadium matter-of-factly trumps the district's concern for the many serious impacts of the proposed projects on 2,00 its immediate neighbors!
- Two large baseball fields are sandwiched onto the site, when one combined field could certainly suffice. When questions were raised about modifying field design and/ or locations, consultants explained why it couldn't be done. This, of course, assumes that the fields as proposed have a high priority and the impact on the adjacent neighborhood has a lower priority. Our point: ISD's unspoken priorities are driving this plan. The legitimate concerns of neighbors are either ignored or dismissed. The process is deeply flawed!
- The footprint of the large parking structure is presented as a given. Assuming the number of spaces provided is an accurate estimate, there appears to no analysis of how the structure could be modified to reduce its footprint, thereby making it possible to move the stadium and the elementary school away from the western edge of the site and Providence Point.

- Public input is clearly seen as an obstacle that needs to be overcome instead of an opportunity to balance the needs of the district and the surrounding established community.
- If there is detailed analytical information on runoff and stream and lake pollution, traffic and project on abundant wildlife, it has not been made public. The district's actions clearly betray an attitude that these matters should be left to the "professionals" just as highway and urban renewal agencies believed and acted in the 1960's.

Short of a lawsuit, there appears no way to assure a balanced negotiation between project proponents and concerned community members.

ISD has elected to take a very constrained site with many topographic and drainage issues and fill it to the brim. The site would be tricky for a high school, let alone the addition a large stadium complex, let alone the addition of a large elementary school, let alone the addition a large parking structure and let alone two large baseball fields.

It was apparent from the project engineer's answers to many questions that ISD is fudging when it comes to clearly describing and analyzing actual tree loss, the noise impacts on Providence Point residents and the visual impacts on many views from Providence Point. More on this below.

Wildlife Impact

The large trees that line the border between the site and Providence Point provide a visual buffer and clearly support abundant wildlife. Yet there was zero discussion of wildlife issues. Neither the project manager nor project engineer mentioned wildlife impacts. Is the Development Commission aware of any analysis of wildlife impacts? Are you aware of any endangered species on the site? Might there be nesting eagles or spotted owls on the site?

Lack of Specifics = Lack of Commitment to Protect Trees/ Wildlife/ Views

The project engineer would not be specific re tree loss on the perimeter and other parts of the site, citing unknowns re the design of retaining walls. This is not acceptable. The trees on the periphery of the site are rich in bird life and provide crucial visual buffers. But the question here goes beyond individual trees. The larger question that needs to be addressed is this: how do we structure development on this site in a way that reduces and physically moves it away from its immediate neighbor, Providence Point?

The project engineer showed several “sections” depicting views into and out from the proposed project. They were helpful but lacked sufficient detail to give Providence Point people confidence that they are accurately portraying likely build-out scenarios.

- There were no sections depicting the densely treed area behind the garages on the eastern edge of Washington Village. These trees, situated along the western edge of the site south of the proposed elementary school, define the eastern edge of the streetscape that three large multi-unit buildings front on. If the trees are lost, the appeal of an entire quarter mile of street will be destroyed, negatively both our impacting daily quality of life and the value of our property.
- The project engineer spoke of berms in a number of locations to shield Providence Point neighborhoods from negative visual and auditory impacts of the projects. However, these berms were described in conceptual terms only, with many details lacking and zero commitment that they would actually be built.

Without definitive plans and written commitments, neighbors will remain skeptical of ISD’s true intentions, a situation that is likely to fuel the likelihood of expensive, time-consuming legal action.

Modifying Baseball Field Design to Reduce Impact on Highland Village

ISD’s consultants stressed the need for two large baseball fields. We were told that the fields could not be combined and that the outfield of one had already been cut back. Several points here:

- Why can’t the fields be combined? Has this even been considered seriously? Surely, there are successful examples of combined fields!
- The fact that the outfield of one of the fields has already been cut back tells us that there is room for adjustment. Why not adjust the size (or location) further, given the fact that the extremely close proximity of the baseball fields to Providence Point’s Highland Village neighborhood is totally inappropriate?
- ISD’s consultants spoke of the need for extra retaining walls if the fields are shifted to the west and several members of your commission expressed reservations about the aesthetics of a large retaining wall along 228th Av. NE. There is a clear tradeoff here that the Development Commission is well-equipped to tackle: as a community, are we more concerned with the views of passing motorists or the daily negative impact on the daily quality of life being foisted on hundreds of residents of the Highland Village neighborhood by placing the fields just over the fence from their homes?

- Nothing was said about fencing; tall chain link fencing would add an additional visual assault to Highland Village neighbors living on top of the new fields.

Modifying Parking Structure Design to Move Elementary School Away from Property Line

The proposed elementary school is also sited very close to the border of Providence Point. Here again, there are multiple negative impacts: noise, tree and wildlife habitat loss and the visual intrusion from a large school building into an established residential community. In addition, the proximity of the elementary school to the Washington Village neighborhood will generate several years of excessive noise and dust during construction.

One option that does not appear to have been examined is modifying the parking facility. If a level is added to the parking garage (by either making it 8 - 10 feet taller or by additional excavating of this same amount), its footprint could be reduced. Assuming that the stadium stays in as part of the project for the moment, it could then be shifted to the east, making it possible, in turn, to move the elementary school away from the property line.

Conclusion

ISD needs to come to terms with the fact that the proposed site is not in the middle of an empty prairie. Hundreds of people stand to be negatively impacted by a project that makes light of details. ISD needs to go beyond the letter of the law and make the planning and development process fully transparent. It is our hope that members of the Development Commission urge ISD to fully open the process. Providence Point's legal counsel has put together an excellent response, carefully articulating our community's concerns. People in our community are perceptive, articulate and motivated. They are justifiably concerned with the impact of the proposed project on our community's future livability. Our people have both the life experience and wisdom that needs to be heard in an open forum where the ISD is committed to hearing and incorporating our concerns. Without the process opening up, it would be most unfortunate to engage in a protracted legal battle in order to make sure that our concerns are recognized and the project modified to reflect their legitimacy.

Sincerely,

David & Ruth Peckarsky

4109-224th Lane SE, #201

Issaquah, WA 98029

greatpac@comcast.net

Cristina Haworth

From: Brian Moss
Sent: Wednesday, July 22, 2020 12:59 PM
To: Cristina Haworth
Subject: FW: Providence Heights Campus
Attachments: SchoolBaker.jpg; ACADEMIC SPACES NOT PARKING SPACES.pdf; INSTITUTIONAL BUILDINGS.pdf; LIGHTING AND POLLUTION.pdf; SPACE AND SAFETY.pdf; STADIUM.pdf; TRAFFIC.pdf; VIEW OF BALL FIELDS.pdf

Forwarding

From: m <laff_n_live@yahoo.com>
Sent: Wednesday, July 22, 2020 12:57 PM
To: CPD [External] <cpd@issaquahwa.gov>
Subject: Providence Heights Campus

Thanks for the opportunity to comment. Residents of the Providence Point neighborhood have repeatedly stated that education is important. As former and current educators, we know that our area's children need this high school. As current taxpayers, and we want our money – just like everyone else – to be spent wisely. This plan simply does not fulfill those requirements.

Sports should complement academics, not the other way around:

- It takes money away from STEM programs and pours it into sports complex*
- In the country's most innovative region, this plan looks back to the last century instead of toward the future: investing in virtual infrastructures;
- It ignores that high-tech teamwork is learned in the classroom, not in an "academic" football stadium;
- It ignores that site is perfect for the fast-growing field of Environmental Sciences;
- It prioritizes spending money on parking spaces instead of academic spaces;

The scale is inappropriate for a residential neighborhood:

- The "bark-like texture on the exterior of the buildings to mimic the bark of a tree" and "off-site mitigation" for existing mature trees or "payment in lieu of" does not go far enough to replace a setting that neighbors, the students, and two cities benefit from;
- A 2,000-seat stadium, buildings that overlook ball fields, noise and lights, diesel buses and cars that idle close to a vulnerable population will negatively impact resale value for those *whose taxes contribute to its operation*;

This is the wrong site to try to include everything:

- The Applicant repeatedly stressed that they were "challenged with space because of the lack of flat areas" and that they faced "multiple topographic challenges" trying to fit everything into the site;
- There's a glaring lack of planning for student safety during emergency events such as fire, explosion, natural disasters and – sadly – *in the case of an active shooter*.

We agree with the Commission that "it's important to understand the responsibility you have to the neighboring community." And, yes, you can "hope for continued engagement from the public." This is not just an issue of Not-In-My-Backyard; this is an issue for two cities, thousands of neighbors and, many, many future students who will either be burdened with a poorly-planned project or who can benefit greatly from a forward-thinking plan.

Thanks,

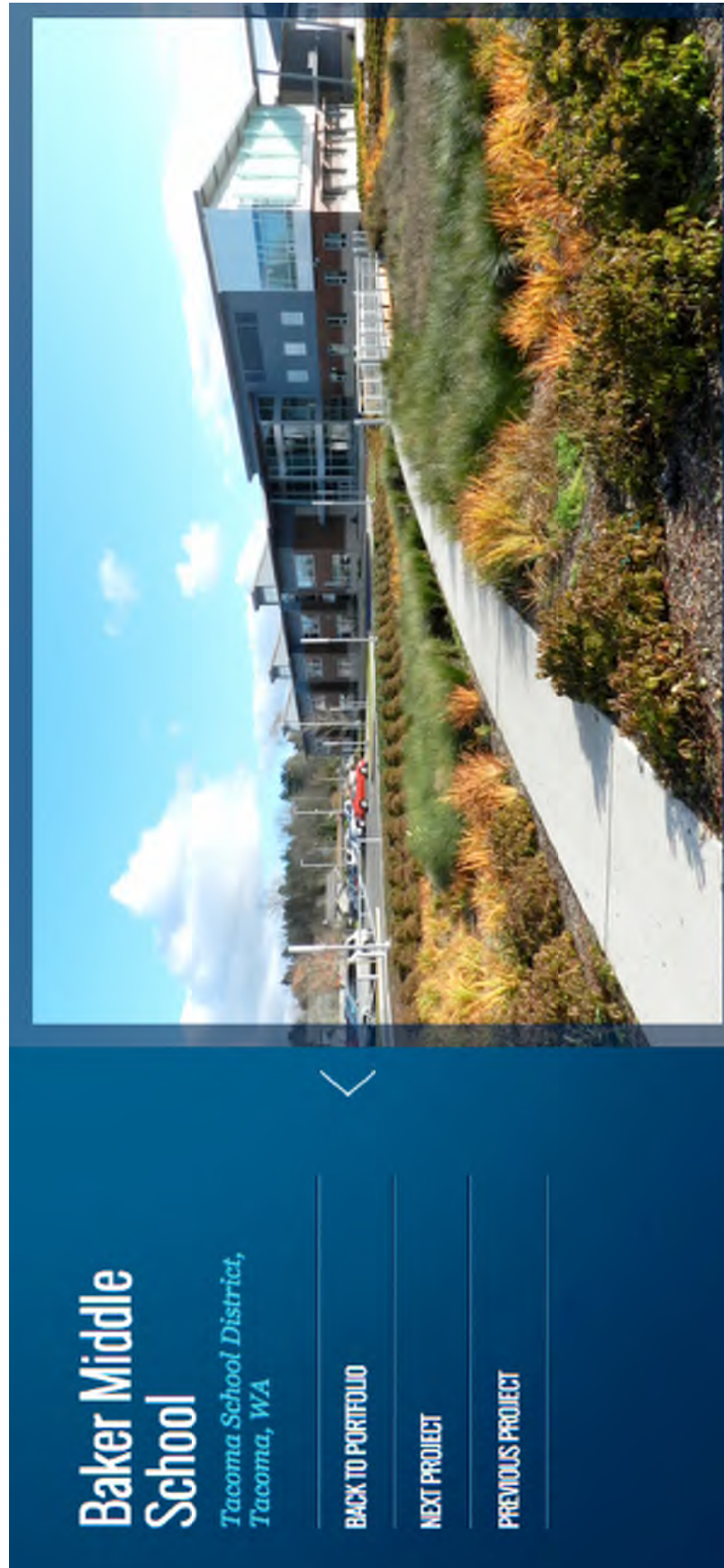
PRJ19-00008 Attachment 082

Mary Deraitus

* Putting money into STEM programs pays back; sports doesn't: "Employment of computer and information research scientists is projected to grow **16 percent** from 2018 to 2028, much faster than the average for all occupations. (<https://www.bls.gov/ooh/computer-and-information-technology/computer-and-information-research-scientists.htm>)

Don't worry, be happy.

Mary Deraitus



The current plan doesn't answer the District's, parent's, and student's repeated cry for more classrooms

Commissioner Schulte asked about where the portables are and if they are “calculated as part of the FAR”. Commissioner Price asked “Future growth? What does that mean?” The Applicant answered that the area left of the high school, the “student athletic plaza”, is where more classrooms would be built in the future, adding that “portables are a short term solution until an expansion can take place” and “we need help with creative thinking to help us through that part”. This seems like a pretty simple solution: build more classrooms and dedicate less of the limited site area toward a stadium and two ball fields!

This plan prioritizes spending budget on parking spaces instead of academic spaces

The Applicant pointed out that they are building extra parking now because “if we expand the high school and add students we will need more parking.” Adding parking now “will be using the taxpayers money more wisely because it will be more expensive in the future”. Why save money now by add parking but not adding classrooms? Where is the common sense in that?

Including a big stadium impacts the number of classrooms

When asked about the details of the Applicant expressed dismay, stating “look at Skyline: they have lockers, changing rooms, storage, and other rooms for *their* stadium. We have *had to* include them in the high school building itself.” Why is the District pushing so hard for the stadium that will reduce space in the high school building? And why do they make it sound like a sacrifice?

Pouring money into a huge stadium and two ball fields quite simply takes money away from STEM programs

The District needs to focus on what our country needs most the near future: STEM (Science, Technology, Engineering, Mathematics) programs. These are more crucial than ever! Their definition of outdoor spaces as “academic curriculum (for example, track and field areas)” doesn't fulfill that need. Sure, coaches talk about how important sports are for learning teamwork, and as a high-tech area teamwork is crucial. But how many high-tech workers do you know who played football in high school? Practical teamwork in learned in the classroom, with students working together on projects like they will in the real world, not on fantasy football teams.

Re-define “infrastructure”

The application states that “These projects are necessary to keep pace with enrollment growth in the District.” Yes...and no. Seattle is home to some of the most innovative companies in the world. Re-defining brick-and-mortar infrastructure impacts all of us daily, from shopping to being able to virtually commute instead of having to sit on the freeway in heavy traffic. That has become especially true these last few months. School districts around the country have learned that it's crucial to have off-site teaching capabilities, including infrastructure for distance learning. Forward-thinking school districts were more prepared for our current crisis. They invested in virtual infrastructure. ISD is proposing to spend money to facilities that are only used 70% of the year. When one commissioner reiterated a public comment about planning for such a

large facility during the midst of a pandemic, the Applicant answered “if we did anything here, we’d have to do it for all our schools.” This is NOT the kind of limited thinking that sets us up as good role models for the next generation. Instead, reallocate budget for brick-and-mortar projects that can help students learn from remote sites. Pair this with smaller buildings for two- or three-day classroom instruction that can be rotated to meet the District’s need – especially with growth. This is truly the 21st century model.

The site is perfect for education aimed toward the future

The site is perfect for Environmental Sciences: “Employment of environmental scientists and specialists is projected to grow 8 percent from 2018 to 2028, **faster** than the average for all occupations” (<https://www.bls.gov/ooh/life-physical-and-social-science/environmental-scientists-and-specialists.htm#tab-6>)

Quick Facts: Environmental Scientists and Specialists	
2019 Median Pay ?	\$71,360 per year \$34.31 per hour
Typical Entry-Level Education ?	Bachelor's degree
Work Experience in a Related Occupation ?	None
On-the-job Training ?	None
Number of Jobs, 2018 ?	85,000
Job Outlook, 2018-28 ?	8% (Faster than average)
Employment Change, 2018-28 ?	7,000

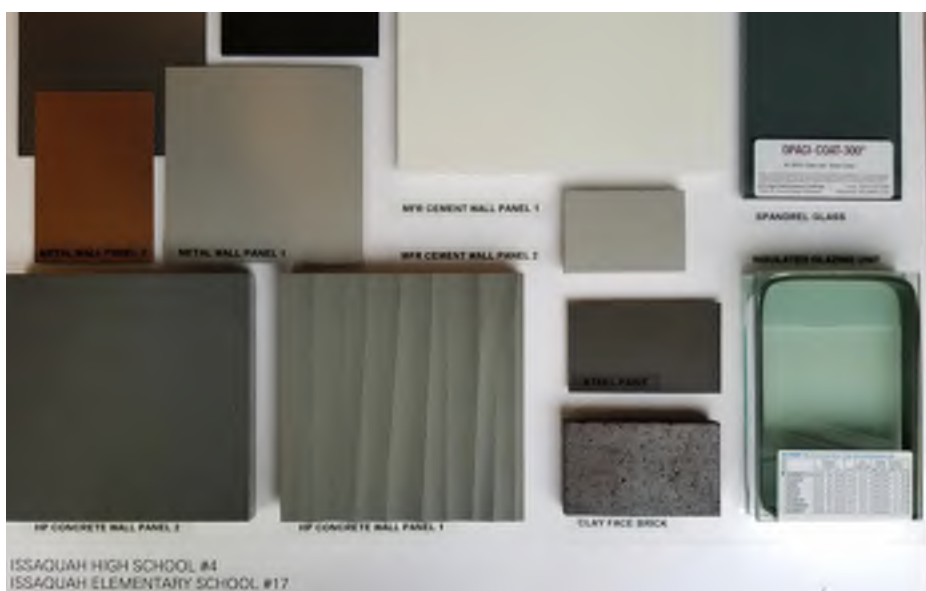
Putting money into STEM programs pays back; sports doesn't

“Employment of computer and information research scientists is projected to grow **16 percent** from 2018 to 2028, **much faster** than the average for all occupations. Computer scientists are likely to enjoy excellent job prospects, because many companies report difficulties finding these highly skilled workers.” (<https://www.bls.gov/ooh/computer-and-information-technology/computer-and-information-research-scientists.htm>) In contrast, sports careers are expected to grow only at 6%.

Quick Facts: Computer and Information Research Scientists	
2019 Median Pay ?	\$122,840 per year \$59.06 per hour
Typical Entry-Level Education ?	Master's degree
Work Experience in a Related Occupation ?	None
On-the-job Training ?	None
Number of Jobs, 2018 ?	31,700
Job Outlook, 2018-28 ?	16% (Much faster than average)
Employment Change, 2018-28 ?	5,200

The Commission's concern about the buildings are the same as the surrounding community's concerns

The Application itself states that “transitions to adjacent architectural styles that may be in conflict.” We agree! It looks more like what Commissioner Morgan’s summary about how blank the walls look and that the building **“looks too industrial, too institutional.”** When he asked about “gray panels and harsh blank metal walls”, the Applicant responded that “The exterior is a sparkly gray so it will capture light” and “the verticality of the buildings matches the trees on the site.” He also stated that “there is bark like texture on the exterior of the buildings to mimic the bark of a tree.” It’s hard to not chuckle at these statements when looking at the drawings. In reality, the building is simply a sore thumb. Commissioner Price commented that “it’s important to understand the responsibility you have to the neighboring community.” And Commissioner Schulte asked “can we review the buildings more in depth” and the Applicant answered yes, but there was no date given nor was it said that there would be a chance for public comment on that. It’s hard to disagree with such common sense statements; the question is if the District and City Council will act on this common sense the same way they acted on the Planning Commission’s...



Contrary to the application, the buildings do not fit into the surrounding neighborhood

This application’s statement that “several larger scale community facilities such as a Clubhouse, Indoor Pool, Café, Apartment building, Fitness Center and tennis courts” suggests that their buildings will fit right in. They won’t. The high school as proposed, with its bulky mass, will be some 50 feet high. The trendy, architecturally-severe is merely a template the designer has just plopped down without regard to the community. Nearby residential buildings, with wood siding and architecturally-friendly details, are shorter and fit into the surroundings.



Another school designed by AHBL's shows that the commission's concern about the "institutional" design is a reality here

How will these sore thumbs impact home values?

The District needs a good tax base to continue future operations. Building this high school next door to more than 1,000 residences will have a negative impact on the neighborhood value and its tax base. Neighbors in those residences won't USE this school but WILL continue to pay taxes for its operation. Who wants to buy a home next to a large stadium in a residential neighborhood? That alone is enough of an argument for the Commission to advise changes.





This site design impacts the health of nearby residences

The application notes a “60’ buffer” without noting that that’s just an average. In one place, diesel buses will *idle some 30’ from elderly neighbors’ residences*. And when parents pick up their kids at the elementary school, they’ll idle within 50’. Seniors are a vulnerable population. This plan puts them at risk.



Busses and cars will idle close to residences of a vulnerable population

Lighting is already a concern at other sites and will be here, too

When asked about lighting for the ballfields, the Applicant replied that “there will be lights for the tennis courts, but none are planned for baseball *at this time*.” Why are lights for something that the Applicant has called “academic curriculum”? This is quite simply absurd. What about the safety of the students during this unsupervised activity? And who will make sure that lights are off when not in use? This picture shows a typical night at Pine Lake: the lights are left on even when sports fields are not in use. And lights are on when even a half dozen students are using the fields. Surrounding neighbors should not be impacted this way!



*Typical view of empty Pine Lake sports fields,
where light use is not closely monitored*

There simply isn't enough room for everything

During the July 15, 2020 Community Conference, the Applicant repeatedly stressed that they were “challenged with space because of the lack of flat areas” and that they faced “multiple topographic challenges” trying to fit everything into the site. This seriously impacts every aspect of the current design. The City of Issaquah Planning Commission urged the District to scale down these plans; the Development Commission should go on record in their footsteps.

Older site plans were safer

The District has gone in the opposite direction of past recommendations, making it less safe for neighbors and students alike. There's a glaring lack of planning for student safety during emergency events such as fire, explosion, natural disasters. And what will happen **in the case of an active shooter**? Where will students evacuate go? It's a terrible, but real, possibility.

There was enough room on the site for a college but not a high school?

The Providence Heights College fit classrooms, administrative offices, dormitories, an auditorium, a cafeteria, a library, an indoor pool, a gym, and a chapel onto the site and into only **210,000 square feet** – and still kept the natural setting intact! ISD's plan is for a “new 226,500 square foot high school building with 56 classrooms and capacity for a future 10 classroom addition.” It seems that the nuns had a much better understanding of budget, priorities, and integration into the surrounding community. Why can't the District?



Developers of the Providence Heights College fit classrooms, administrative offices, dormitories, an auditorium, a cafeteria, a library, an indoor pool, a gym, AND a chapel into 210,000 square feet - and still kept the natural setting intact!



The ISD's proposal is for "A new 226,500 square foot high school building with 56 classrooms..." This isn't an effective use of the site.

There's already a stadium down the street

The District recently spent 11 million dollars for a complete rebuild of the Skyline High School stadium two miles from this site. The public reaction to that stadium, with its grandstands and executive boxes and increased traffic, should serve as a teachable moment for the District. Hopefully the Development Commission can help ISD not repeat mistakes at the public's expense.

A 2,000-seat stadium will impact neighboring property values

The District needs a good tax base to continue future operations. Building this stadium next door to more than 1,000 residences will have a negative impact on the neighborhood value and its tax base. Neighbors in those residences won't USE this school but WILL continue to pay taxes for its operation. Who wants to buy a home next to a large stadium in a residential neighborhood? That alone is enough of an argument for the Commission to vote against including this, and for the City Council to reject including a stadium this site plan.

The current site plan doesn't show the true scale or impact

The Applicant pointed out that "the scale on this could be better" and pointed to the home bleachers, which are covered, and the visiting bleachers across the field, adding that "they don't really show up here". How can the Commission – or the City Council make an informed decision with these limited information?

Nighttime and public events will pose a safety threat

During the July 15, 2020 Community Conference, the Applicant said that keeping students "in view" for their own safety informed the current design; it was one of the reasons for not having an underground parking garage. We agree with this!

Likewise, safety of nearby neighbors, with some 2,000 older residents, should also inform the current design. Seniors are a vulnerable population – and their medications are plentiful. This poses too great temptation to teenagers, especially those with visiting teams. The stadium and high school are less than 30 feet from nearby residences! Will the District hire extra security? Off-duty police officers? How much will that cost taxpayers? Will there be patrols within the grounds of Providence Point? Along the fence line of Bellewood?

The Applicant hasn't adequately addressed serious traffic issues

During the Community Conference, the applicant answered several traffic questions with the reply that the City of Sammamish will make the final approval of a new traffic light. Unfortunately, we've seen how that plays out in front of Pine Lake Middle School, where traffic backs up dangerously onto 228th – even with the long road and the parking.

The Applicant even stated that their design gives buses the right-of-way in the parking lot, because **“Stop signs will incentivize people to take buses.”** Designing the parking lot so that teenage drivers have to wait for buses to pass, and expecting that they'll take the buses instead of driving, is laughable. As long as there are enough parking spaces, teenagers will drive. And seniors will drive. And it isn't hard to imagine what the outcome will be.

Heffron's Technical Memorandum from the Community presentation document states that “adjustments have been made to reflect the presence of the Providence Point Community directly to the south of the site which is not expected to generate school trips.” Expecting neighbors to not drive during start and stop times is ridiculous.

That same memo points out an disuse that the Applicant failed to mention: “An additional 91 parking spaces could be provided in family vehicle and bus loading areas during off-peak periods, *allowing up to 759 vehicles to be parked on site during special events.*”

The Commission should urge the Applicant to come up with solutions for this accident (literally) waiting to happen. And not by being condescending toward older adults! Incentivize students with realistic solutions. ISD should pass a resolution allowing only those with high GPAs, or those who carpool, or those who do community volunteering, etc. Be creative! This is a “teachable moment”!

The District should step up to the plate!

When Commissioner Price then asked if softball and baseball could be combined into one field, the Applicant answered “I’ve not seen it done before, the mounds are different.” Why is the District prioritizing TWO ball fields over the needs of so many taxpaying neighbors? At least 400 residents live within 50 feet of the property line, yet the needs of a few dozen athletes are deemed more important. Why can’t the District agree to compromise? Talk about teaching teamwork; compromise is a win-win situation, and simply in the best interest of both students and neighbors alike.



The Highlander residents will look directly into the ball fields

There are still too many unknowns about “maintaining existing mature growth”

The application states that the project “involves removal of significant trees.” During the Community Conference, the Applicant mention several times that they would “use lower cost trees that we know will survive,” along with “mature vegetation around the perimeter”.

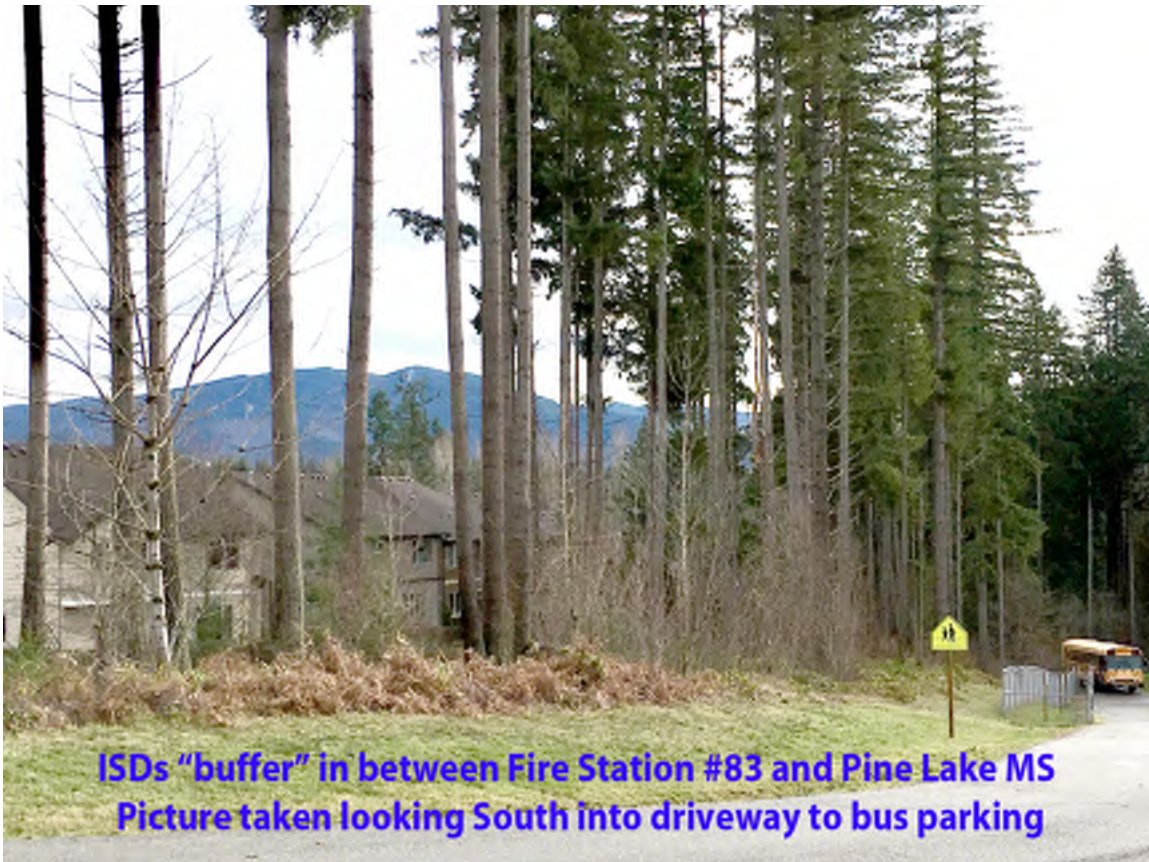
There continue to be contradictory statements about maintaining the existing mature landscaping, even during the Community Conference.

Using code to plant trees off-site doesn't maintain "existing mature growth"

The application states "Where it is not feasible to maintain the minimum tree density on the site, off-site planning or payment to the City Tree Fund can be accepted." Code allows the Applicant to use "replacement trees **or payment of in-lieu fees.**" When asked about "offsite mediation" during the Community Conference, the Applicant said "We would explore that option if we run out of room on site." If this is the case, why does the District continue to say that they're negotiating with neighbors in good faith? What does it say to taxpayers that the priority is to spend \$11 million dollars on the Skyline stadium, but not money maintaining a healthy natural environment for students, staff, teachers, neighbors, and the community as a whole. We've all heard people say they move to a community for the good schools, but have you ever heard someone say they've moved here for allll the concrete? The lack of trees? Commissioner Morgan's comment about how the new Pine Lake school is an eyesore due to the lack of trees points to a very specific decision by the District that is in danger of being repeated here. Does the city want to create another eyesore? Lower the tax base?

We don't have to imagine what it'll look like; we already know

This is what a 35' buffer for the neighborhood between Pine Lake Middle School and Fire Station #83 looks like. There's nothing in the code to keep this from happening to nearby residences in this case. When asked about creating more of a buffer by the Highlander, the Applicant flat-out stated that "We can't really save a tree if it impacts the softball field." And when Commissioner Schulte asked "will the rooftop units be properly screened from the school from the site?" the Applicant replied that the arborist will decide. He reiterated that it's important to "save the trees even if it's only adds to the buffer five of two or 3 feet." We agree!



Cristina Haworth

From: Lucy Sloman
Sent: Wednesday, July 22, 2020 2:23 PM
To: Cristina Haworth; Keith Niven; Andrea Snyder
Subject: FW: Providence Point Comment "PRJ19-00008" ISD/Providence Heights
Attachments: 202007022 PPUA to Issaquah Development Commission.pdf

FYI

Lucy Sloman AICP
Land Development Manager & Designated Official for the Urban Villages



425|837-3433 direct

425|837-3100 front desk

425|837-3470 REPORT SPILLS

*Community Planning & Development Department
(formerly Development Services Department)*

1775 12th Ave NW, Issaquah, WA 98027[Issaquah, WA - Official Website](http://www.issaquahwa.gov)

From: Carol <carol@aramburu-eustis.com>
Sent: Wednesday, July 22, 2020 2:14 PM
To: Lucy Sloman <LucyS@issaquahwa.gov>
Cc: Tisha Gieser <TishaG@issaquahwa.gov>; Rick <rick@aramburu-eustis.com>
Subject: Providence Point Comment "PRJ19-00008" ISD/Providence Heights

Dear Ms. Sloman, for the Issaquah Development Commission:

Attached from Mr. Aramburu is a letter to the Development Commission submitting comments from the Providence Point Umbrella Association in response to the July 15, 2020 Community Conference for the Issaquah School District proposal for the "Providence Heights" property. The clerk's office has been copied in case of staff absence to ensure the comment is of record and provided to the Commission.

Carol Cohoe, Legal Assistant
Law Offices of J. Richard Aramburu, PLLC

Effective February 1, 2020 we have moved to the Hoge Building:

705 Second Avenue, Suite 1300

Seattle, WA 98104-1797

Telephone (206) 625-9515

Facsimile (206) 682-1376

This message may be protected by the attorney-client and/or work product privilege. If you received this message in error please notify us and destroy the message. Thank you.

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July 22, 2020

Issaquah Development Commission
135 E Sunset Way
P.O. Box 1307
Issaquah WA 98027

Lucy Sloman, Land Development Manager
Issaquah Development Commission
135 E Sunset Way
P.O. Box 1307
Issaquah WA 98027

RE: Issaquah School District Schools Proposal at Providence Heights site, Project
File No. PRJ19-00008: Community Conference Comments.

Dear Development Commission Members and Issaquah Staff:

This office represents the Providence Point Umbrella Association (PPUA), the representative of the seven condominium associations that make up the Providence Point retirement community. The PPUA has asked me to provide comments in response to the Community Conference held on July 15, 2020, for the Issaquah School District (ISD) proposal to develop a high school, elementary school, stadium, parking areas and circulation facilities on the former Providence Heights property. According to the notice for the hearing, comments may be submitted to the City by July 22, 2020. The PPUA intends their comments to generate discussion concerning the proposal, raise issues, address consistency with the Issaquah comprehensive plan and to assist in further review, all as contemplated by IMC 18.04.140.

The PPUA's comments begin with a brief history of the Providence Point community, a summary of the proposal and comments on the current proposal. We have been limited in our review by the lack of information and only partial plans for the proposal, which give an incomplete, and in some cases inaccurate, representation of the District's plans. This follows an unfortunate tendency by ISD to withhold information, especially that which shows serious deficiencies with their development proposal. Accordingly, some of our comments are requests for more complete information.

PPUA's comments follow.

July 22, 2020
Page 2

1. PROVIDENCE POINT HISTORY.

The history of the overall Providence Point community began in the late 1950's when the Sisters of Providence acquired some 243 acres of property on the edge of the East Lake Sammamish plateau. The mission of the order, was, and is, to serve those in need by providing health care, education and community service.

In 1961, The Sisters of Providence opened Providence Heights College as an educational asset for its members. It was constructed in dense woods, separated from the remainder of the community near the crest of the East Lake Sammamish Plateau.

In 1979, when the functions of the College were no longer needed by the order, the Sisters sold their property, but with a careful eye to maintaining its mission of serving the community. The forty acres for the college (the current ISD property) was sold to the Lutheran Bible Institute. In accordance with the Sisters' master plan, the remainder of the property was set aside for service to the community and care for senior citizens. The 161 acres that is now Providence Point was set aside for an active 55+ community of homeowners. Other parts of the property to the north were set aside as a part of the order's mission for health care, with Bellewood for assisted living, Marionwood for skilled nursing and Spiritwood for memory care.

Important to the present discussion is that the boundary of the property was carefully drawn to maintain the forested area of the 40 acre college parcel as a buffer to the other assets, Providence Point on the west and south and Marionwood on the north.

Built in the early 1980s, the Providence Point community has 1,008 retirement residences that are privately owned, with about 1,400 homeowners. It is a planned community offering a tranquil setting, generous open space, a variety of different residential configurations, and a variety of community activities. The impact of the schools and stadium proposal will be immediate and substantial, requiring special care to protect this long standing community.

2. SITE HISTORY.

As indicated at page 3 of the Staff Report, ISD acquired the Providence Heights site in 2016 and has been planning for the schools ever since. It is important that the compact school criteria discussed during the hearing was formulated and considered after ISD decided to acquire this property. Since the current high school proposal was the only one under consideration by the District during this period, it is assumed the compact schools standards were completed with the current site and schools in mind. The Providence Point community was not consulted during the discussions concerning the compact school standards.

July 22, 2020
Page 3

3. STATE ENVIRONMENTAL POLICY ACT.

As the Commissioners know, proposals such as the ISD Master Site Plan are required to be in compliance with SEPA. SEPA compliance for this proposal has a significant procedural history.

When ISD sought to change the zoning on the Providence Heights site from single family to community facilities last fall to allow for construction of a high school, PPUA asked that there be thorough environmental review of the comprehensive plan zoning change. Both ISD and city staff rejected the idea, claiming all that was done was to change the color of map designations. When PPUA appealed that decision to the City Council, the Council said that SEPA review would be deferred until project-level plans were submitted. The Council further stated that:

It was not clearly erroneous for Staff to conclude that they cannot complete project-level environmental review of the District's plans for a future high school on the property in the context of the nonproject proposal.

City Council Findings and Decision, December 16, 2019, page 12.¹

However, now the public is told (Staff Report at page 6) that instead of staff continuing with environmental review as indicated in the City Council decision, SEPA compliance will be taken over by the District. This is entirely inappropriate.

As described in the Council decision, City staff was to be the reviewer of project plans, not the District. However, the Staff Report indicates (page 6) that the city will: "receive SEPA material for review and comment pursuant to WAC 197-11-502 but will not be responsible for issuing a threshold determination or developing any mitigation measures." (Emphasis supplied.) In addition, under Issaquah's codes, there is a procedure to appeal any city decision not to prepare an environmental impact statement, while the District's procedures have no administrative appeal, requiring parties to seek review in Superior Court. The City staff should continue the job of environmental review it began last fall and promised to complete.

¹ This was based partially on the representation of the District:

Site specific review of the future high school on the Property would have been speculative at this time based on the current status of those plans and difficulty evaluating the potential impacts while those plans are in flux.

Id. at page 12. However, a comparison between the plans of ISD last fall with the current plans shows no substantial change, with all project elements in the same location and approximately the same size. See Attachment 1, the site plan excerpt included with the Notice of Community Conference, and Attachment 2, the same area of the site plan excerpted from the PRE19-000051 plans released in June, 2019.

July 22, 2020

Page 4

The objectivity of the District's (and the City's) environmental review is in serious question if the District is in charge of SEPA compliance. The District has made clear it intends to proceed with its high school project in an expedited fashion to meet its planned timing. Given these goals, the District has an inherent conflict of interest in making SEPA decisions. The magnitude of this project, the traffic impacts and frontage improvements, the impacts on Laughing Jacobs Creek, and the large-scale removal of trees all indicate the need to prepare an environmental impact statement for the proposal, which will require additional processing time under applicable regulations.² Given the clear intention of the District to push forward on a rapid time schedule, they cannot be given the task of deciding on either environmental mitigation or the preparation of an EIS. SEPA processing should remain with the City.

4. STADIUM.

As indicated on page 7 of the Staff Report, the proposal includes a "new 2000-seat high school stadium," though no specific plans for it are shown on the site plan. The Development Commission should require this feature be deleted from the plan.

The Issaquah School District recently completed (at a cost of \$11,025,000) a complete rebuild of the stadium at Skyline High School, only two miles up 228th Avenue S.E. from this site. That stadium and grandstand include concessions, new press boxes and toilet rooms with seating for 2,500. There is no need for duplicate facilities, especially where the District concedes in its parking study that: *"The stadium at the high school will be at full capacity only 5 days of the year."* See page 2.

Removal of the grandstand and the "athletic plaza" to the south will not only significantly reduce construction costs, but will free up space for other uses, will reduce noise and lighting impacts, and will cut back traffic and parking requirements, while the athletic fields themselves can remain for students' physical education and practice use. As indicated in the parking study, use of the stadium would limit other uses on the site because of parking limitations.

5. ISSUES RELATED TO PLANS FOR ELEMENTARY AND HIGH SCHOOL ON THE SAME SITE.

There should be a thorough analysis of whether the unprecedented combination of very young children with those of high school age is appropriate in a tight compact space proposed at the Providence Heights site. As noted below, this is a particular concern in the event of emergencies on the project site with its severely limited access.

²Given that the District acquired the property and planned schools for the property four years ago, it has had sufficient time to complete environmental review and an environmental impact statement on its desired timetable.

July 22, 2020

Page 5

6. SECURITY AND ACCESS.

The staff report includes the following on-site populations:

- High School: 1,823 Students and 150 faculty and staff
 - Elementary School: 744 students and 75 faculty and staff
 - TOTALS: 2,567 Students and 225 staff
- = 2,792 individuals on site.

The foregoing numbers do not include student dropoffs by parents (whose vehicles are intentionally queued around the site to reduce additional congestion on 228th Avenue S.E.), not to mention a substantial number of busses or other visitors to the schools.

At the outset, given the significant land use differences between the Providence Point retirement community and the high school and elementary school populations, there will be the need for security fencing between the properties. Specifications for such security fencing must be provided.

An additional security concern is presented because the project plans show the entire site has only a single access off 228th Avenue S.E., which has a substantial grade, estimated at 12%. An anomaly of the site is that all access to and from the property is within the City of Sammamish. There are no other accesses to the site, as private property exists to the west (Providence Point), and steep slopes and dense vegetation to the east and north will prevent overland access in those directions, with all traffic (vehicular and pedestrian) funneled to the single, steep entrance driveway. Given it is a principal arterial in Sammamish, parking will probably not be allowed on 228th along the frontage of the project, even for concerned parents or emergency vehicles.³ In addition, the 744 elementary students will be younger children (pre-kindergarten to fifth grade), which poses special management concerns in the event of emergencies.

The Development Commission should carefully review whether the access provided is sufficient during normal circumstances (see Traffic Section below), but also whether access is sufficient during emergency events such as fire, explosion, natural disasters or active shooter or similar security scenarios. The Commission should take into account not just the on-site congestion of two schools, but the congestion that currently exists on 228th Avenue S.E., both north and south of the site, in this review.

³ The District proposes an emergency access to S.E. 43rd Way, but this is a shared easement with Providence Point and no plans have been presented to Providence Point for approval.

July 22, 2020

Page 6

7. STORMWATER AND DRAINAGE.

The site will have substantial impervious surface, increasing stormwater runoff from the site. While a “Drainage Narrative” has been provided, no detailed calculations or plans have been presented. Providence Point will await preparation of technical reports and stormwater calculations to provide detailed comments.

The Commission should be aware that the District plans to route a substantial amount of its stormwater runoff into stormwater facilities that exist in the Providence Point community. These facilities are not only very old (mostly installed in the 1980s) but were installed under a severely outdated King County stormwater approval criteria. Accordingly, Providence Point and its drainage engineers will carefully review any plans by the District that would discharge new stormwater volumes into its current system. Use of Providence Point stormwater facilities will only be allowed if the planned discharges insure the preservation and long term function of the Providence Point stormwater systems.

There is an assertion in the “Drainage Narrative” that any new stormwater management system will “reduce existing and historic runoff events from this site.” Page 2. PPUA believes this conclusion is unsupported and requests that actual data of historic runoff from the site be provided to support this contention. Though we understand that on site detention systems may address peak flows, they generally do not reduce the total amount of runoff from a site. Accordingly, PPUA requests that the applicant document the total increase in runoff from the site resulting from the construction of the schools proposal.

There is discussion at page 3 of the “Drainage Narrative” that: “An overflow system from the Southwest basin is also being constructed that will discharge to the existing storm system in 228th draining to the south.” The PPUA will certainly review any plans and calculations regarding this proposal, which should be provided promptly. However, there is no description of the downstream facilities that this proposal will discharge to and no indication as to whether such a system will remove these flows from their natural drainage basin. Detail on this proposal is necessary for further analysis.

Questions also arise as to the routing of water from the “northeast basin.” The only information provided is that: “The northeast basin discharges to the 228th Avenue S.E. right of way.” See page 2. The natural flow here is to the north, but there is no description as to where this water will flow after it leaves street right of way. Detailed information on this routing and the potential volume of this discharge should be provided. This information should be combined with the information regarding runoff from planned transportation improvements identified at the site entrance, which will also flow to the north.

July 22, 2020

Page 7

There appears to be inadequate analysis of low impact development (“LID”) possibilities on this site to reduce runoff. Detailed information in that regard is required. In addition, as noted above, the northeast basin waters will flow into the City of Sammamish, requiring compliance with the Sammamish stormwater manual and requirements.

8. IMPACTS TO LAUGHING JACOBS CREEK AND LAKE SAMMAMISH.

The “Drainage Narrative” indicates that all runoff will flow to Lake Sammamish by way of Laughing Jacobs Creek. However, there is no analysis of impacts from the proposal to either water body. Careful analysis of these impacts is required. Such review must take into account the development of the Laughing Jacobs Basin Plan, jointly sponsored by the City of Issaquah and the City of Sammamish, and how this project will impact the stream. In addition, there are plans being developed by the King County Kokanee Work Group and others for reconstruction of the streambed near the mouth of Laughing Jacobs Creek which maybe impacted by the stormwater from the site.

The Providence Point community is particularly concerned because about 900 feet of Laughing Jacobs Creek passes through Providence Point’s Forest Village. Analysis of discharges into the creek in this vicinity must be thoroughly investigated. Once again, discharges into Laughing Jacobs Creek that are not consistent with criteria designed to protect that stream will not be permitted.

Impacts to Lake Sammamish must also be considered, including water quality impacts. All available means to protect the water quality of Lake Sammamish should be employed and shortcuts in runoff treatment should not be allowed (as potentially described at page 4 of the drainage narrative). See, e.g., <https://www.kingcounty.gov/services/environment/water-and-land/lakes/lakes-of-king-county/sammamish.aspx> and <https://green2.kingcounty.gov/lakes/LakeSammamish.aspx>.

9. TRAFFIC AND TRANSPORTATION.

The applicant has produced two traffic reports which indicate the Providence Heights schools proposal will create substantial amounts of traffic, as expected with a project that includes 2,792 students and staff commuting to a site with only a single entrance.

The proposal apparently will include a new traffic light at the entrance and construction of a five lane segment of turning and through lanes, which will also include curbs, sidewalks, bike lanes, and landscaping, which will involve a major construction project. The applicant should present plans for the proposal showing construction (which should include its own environmental impacts), removal of existing vegetation and including new drainage features, possibly including a new underground vault.

July 22, 2020
Page 8

Given the location, drainage from this construction will flow north into Sammamish and eventually discharge to Laughing Jacobs Creek.

While the traffic study addresses impacts associated with the new traffic light at the entrance to the site, there is no analysis of traffic impacts to the north and south along 43rd Way and 228th Avenue S.E. These are both two-lane segments and it is not explained how they will transition into the new intersection design at the entrance. Moreover, the potential for cut-thru traffic in adjacent neighborhoods, especially to the east in Sammamish, should be carefully investigated and mitigated as appropriate.

The applicant should be required to prepare a transportation management plan (TMP) designed to reduce vehicle trips to the site. The plan would mitigate both parking requirements and traffic volumes.

10. TREE RETENTION.

As described above, the Development Commission should insist on tree retention that will meet all Issaquah requirements and provide a buffer to the low density Providence Point community.

Plans for the proposal include removing substantially all trees on site and replacing them with nursery stock. However, the applicant's representative said during the live Community Conference that trees will be saved "whenever possible," which has been its mantra for some time. The Staff and Development Commission should insist on an accurate and detailed description of the trees that the ISD intends to save.

The zoning on the property was changed from single family small lot to community facilities in January of this year. However, as described herein, there was no environmental review of the impacts of the zone change. One of the significant changes related to that rezone was a reduction from the requirement to retain 30% of the trees under the SF-SL zone (IMC 18.12.1385(A)) to 25% under the CF-F zone. See IMC 18.07.480.E.14. The impact of that change has not yet been considered and as such, the Staff and Development Commission should require that 30% of the significant trees on site be retained.

Staff and the Development Commission should insist on full compliance with tree retention standards. No adjustments in applicable standards should be allowed.

11. ZONING STANDARDS.

At page 8 of the Staff Report, it is stated that: "the subject property is zoned CF-F." This section then states high schools, associated sports stadiums and accessory uses are allowable in this zone and provides a "Summary of Applicable CF-F Dimensional Standards."

July 22, 2020
Page 9

However, the environmental impact of these new zoning standards has never been reviewed under SEPA. The environmental checklist for the comprehensive plan and rezone for the ISD properties did not provide any analysis that a rezone-compliant proposal would have. For example, the checklist questions on "Aesthetics" for the CPA/rezone, a central concern of the Development Commission, indicated under question 10(c) "Proposed measure to reduce or control aesthetic impacts, if any:"

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

The adoption of comprehensive plan amendments and rezones requires analysis under SEPA. This applicant cannot escape environmental review by claiming these are nonproject actions and then assert that the unreviewed regulations bind future site specific review.

12. ADMINISTRATIVE ADJUSTMENT OF STANDARDS.

It appears from the Staff Report and preliminary materials that the applicant will be seeking several Administrative Adjustment of Standards (AAS) for the proposal. These include critical project elements for project development, such as Floor Area Ratios, project parking, landscaping and tree retention. The applicant has already requested consolidation of the Master Site Plan and Site Development Plans.

Given these factors, review and consideration of any requested AAS should be consolidated with the MSP for hearing before the Development Commission and decision by the City Council. It is inappropriate to allow consolidation of some criteria and not others. Anticipated requests for AAS will have impacts on the Master Site Plan criteria and must be consolidated for review.

13. NOISE CONCERNS.

During SEPA review of the rezone of the Providence Heights property, the environmental checklist prepared by the city included under Number 7 "Environmental Health," a question involving "noise" which asked the following questions:

What types and level of noise would be created by or associated with the project on a short-term or a long-term basis (for example traffic, construction, operation, other)? Indicate what hours noise would come for the site.

The answer was: "*Not Applicable.*" In response to the question as to proposed measures to reduce or control noise impacts, the answer was "*None.*"

However, the proposal, then and now, included over two thousand students and

July 22, 2020

Page 10

staff on site, multiple buses, vehicles queuing for student pickup/dropoff, an elementary school playground and a large football stadium. The answer previously provided was inaccurate.

The Development Commission should insist upon a careful study to assess all noise impacts, including the subjects on the checklist and other noise sources such as building heating and air conditioning systems and noise from activities on site including the stadium, public address systems and outside play areas.

14. INADEQUATE DRAWINGS AND DESCRIPTIONS.

The drawings presented for the Community Conference are inadequate to understand how the project will impact nearby properties. Drawings and cross sections through the site and adjoining properties are necessary to orient neighbors and others to the impact of the proposed development.

Thank you for this opportunity to provide preliminary comment on this project. Please make me a part of the record and provide any analysis or summary of comments that may be prepared by Staff.

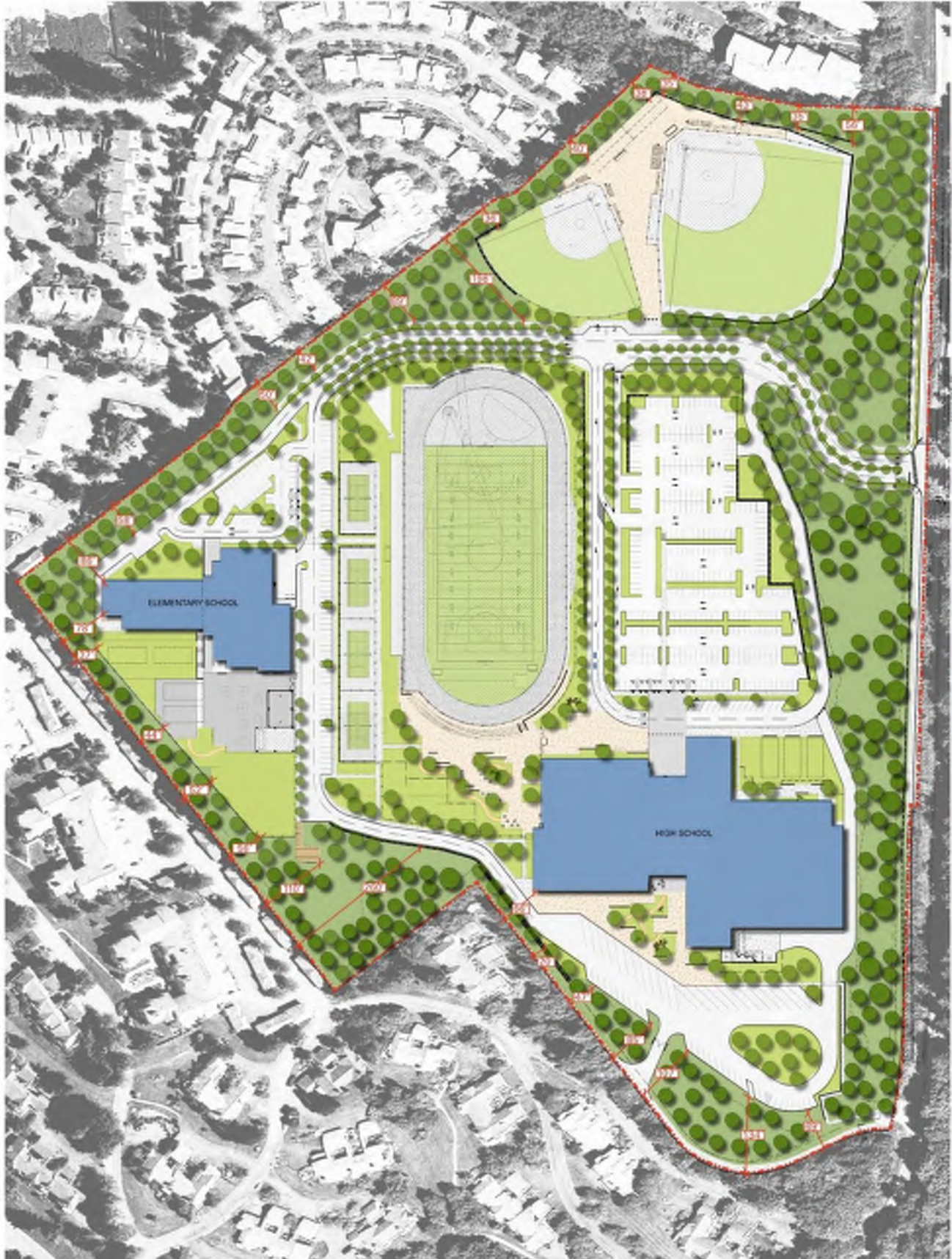
Sincerely,

A handwritten signature in blue ink, appearing to read "J. Richard Aramburo".

J. Richard Aramburo

JRA:cc

cc: Providence Point Umbrella Association



ATTACHMENT 2

Cristina Haworth

From: david kapler <davidkapler@hotmail.com>
Sent: Thursday, July 23, 2020 11:28 AM
To: Cristina Haworth
Subject: Letter from Issaquah Alps Trails Club
Attachments: Issaquah Alps Prov. Heights Schools.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Please see the attached letter regarding proposed schools.

David Kapler
425-652-2753



July 23, 2020

To: Cristinah@issaquahwa.gov

The Issaquah Alps Trails Club Shares many of the environmental concerns that other groups and individuals have with the plans for the two schools on the former Providence Height site.

These comments relate to the unaddressed topic of trails on site and safe access to the site for those on foot or bicycle.

There will be very few students, staff and visitors accessing the schools on foot or on bicycle which means that the vehicle traffic will be greater than what is expected for a school surrounded by its attendance area. Acknowledging this and properly addressing this reality is expected and has resulted in many comments and points of concern.

There is a whole area of conflict between vehicles and people on foot that has not been addressed to our knowledge.

Our organization is very familiar and encourages the use of parks and trails for use by physical education classes, physical training for athletes in many sports and the use by cross country teams for practice and events.

The use by Issaquah High School of the adjoining Park Pointe city open space has some issues that are of concern. Some of the trails they use are not well planned or maintained. Management of tripping hazards such as rocks and roots are handled by painting them with white paint! Certainly not the best solution for the health of the forest and the safety of trail users.

With little forest planned to be retained and areas of new plantings needing protection and the need for safe crossings of busy roads within and adjoining the schools there is a great need to carefully plan for trails, road crossing points and the use of the few remaining natural areas for educational uses.

David Kappler

David Kappler
VP Advocacy
Issaquah Alps Trails Club
davidkappler@hotmail.com
425-652-2753